

SAN ANTONIO PLANNING COMMISSION AGENDA



July 27, 2005



2:00 P.M.

Susan Wright, *Chairperson*

Cecilia Garcia

James Darryl Byrd, *Vice Chairperson*

Robert Hanley

Murray H. Van Eman, *Chair – Pro Tem*

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

Planning Commission Technical Advisory Committee – 11:30 AM – Tobin Room

1. PRELIMINARY ITEMS

A. Work session, 1:00 P.M., Tobin Room

- Briefing on the Brooks City-Base and PGA-Golf Tour properties proposed Amendments to the Major Thoroughfare Plan (Planning Department)
- Briefing on agenda items, any of which may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 050332	Power One (On the north side of W. Petaluma Blvd., west of Clamp Ave.)	3	682 C-1

PLANNED UNIT DEVELOPMENTS (PUD Plans):

B. 05-011	Alamo Ranch Unit 25 Subdivision PUD (South of FM 471/Culebra Rd., west of Loop 1604)	OCL	577 D-5
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C. 05-018	Two Creeks PUD (At the southwest corner of Babcock and Rowley)	OCL	477 D-8
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REPLAT:

D. 050385 Rosemont @ Clark Pointe 2 617 E-8
(On the northeast corner of Clark Ave. and Rigsby Ave.)

CONSENT ITEMS

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda " are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6 thru 8 HELD ABOVE:

6. 04-027 **Alamo Ranch Unit 25 Subdivision PUD Plan** **OCL 577 D-5**
(South of FM 471/Culebra Rd., west of Loop 1604)

7. 05-018 **Two Creeks – PUD Plan** **OCL 477 D-8**
(At the northwest intersection of IH 10 and Boerne Stage Road)

8. 050385 **Rosemont @ Clark Pointe** **2 617 E-8**
(On the northeast corner of Clark Ave. and Rigsby Ave.)

PLATS:

9. 040170 **Highland Hills Cottages Unit II Conv. & PUD** **3 651 D-4**
(On the north side of Betty Jean St., east of Hillje St.)

10. 040447 **Meadows of Bridgewood Unit 4** **OCL 578 B-1**
(At the intersection of Bedford Creek and Liberty Field)

11. 050138 **The Meadows of Bridgewood Unit 5A** **OCL 578 B-1**
(The extension of Liberty Field, west of Cavern Hill)

12. 040528 **Solana Ridge Unit 3** **4 647 E-7**
(At the intersection of Sol Trace and Calypso Dawn)

13. 040558 **Solana Ridge Unit 5** **4 647 E-7**
(Extending Sol Trace from Solana Ridge Subdivision Unit 2)

14. 040552 **Seale Unit 2A** **OCL 612 A-6**
(A portion of proposed R.O.W. (Emory Peak), approximately 8,828' south of Potranco Rd., west of FM 1604)

- | | | | | |
|-----|--------|---|-----|---------|
| 15. | 050109 | Seale Unit 2
(Extending Emory Peak from Seale Unit 2A) | OCL | 612 A-7 |
| 16. | 040461 | Southern Hill PUD Phase I
(At the northeast corner of Foster Meadows and Sinclair Rd.) | 2 | 653 C-2 |
| 17. | 050078 | Southern Hill PUD Phase II
(At the northwest extension of Lake Victoria) | 2 | 653 C-2 |
| 18. | 050076 | Trinity Oaks Unit 7A PUD
(The extension of Trinity Hts., north of Trinity Pass) | OCL | 451 D-5 |
| 19. | 050196 | Bexar County NW Service Center
(On the west side of Cagnon Road, south of Highway 90) | OCL | 646 B-5 |
| 20. | 050223 | Costabella at the Vineyard
(On the north side of FM 1604, 960 linear feet east of Huebner Rd.) | 9 | 516 B-2 |
| 21. | 050289 | Timber Path Park
(On the west side of Timber Path, between Northwest Trail and Timberwilde Dr.) | 6 | 579 B-4 |
| 22. | 050030 | Ancira Expo
(On the southeast side of Expo Blvd., extending northeast from IH10 West) | 8 | 549 A-3 |

PLAT DEFERRALS:

- | | | | | |
|-----|--------|--|---|---------|
| 23. | 050378 | Lakhani
(At the southwest corner of West Commerce and Smith St.) | 5 | 616 B-4 |
| 24. | 050491 | Mugica
(On the west side of Cupples, south of Saltillo) | 1 | 615 D-7 |

INDIVIDUAL CONSIDERATION

PLATS w/ Variance:

- | | | | | |
|-----|--------|---|-----|---------|
| 25. | 050207 | Wilderness Oaks
(Extending Wilderness Oak from the intersection of Hardy Oak, from Stone Oak Parkway Phase II Unit 1) | OCL | 482 A-2 |
|-----|--------|---|-----|---------|

FLOOD PLAIN VARIANCE:

- | | | | | |
|-----|------------|---|---|---------|
| 26. | FPV 05-001 | 7043 Symphony Lane (Flood plain)
(On the eastern side of Symphony Lane, south of East Pyron Avenue) | 3 | 651 B-7 |
|-----|------------|---|---|---------|

TIME EXTENSION:

27. 970488 Renaissance Unit V PUD 9 515 F-1
(Near the corner of Giovanni and Milan)

COMPREHENSIVE MASTER PLAN:

28. Public hearing and consideration of a recommendation regarding the Water Supply Impact Fee. (San Antonio Water Systems)
29. Public hearing and consideration of a resolution for the Brooks City-Base property proposed Amendment to the Major Thoroughfare Plan (Planning Department)
30. Public hearing and consideration of the PGA-Golf Tour property proposed Amendments to the Major Thoroughfare Plan (Planning Department)

OTHER ITEMS:

31. Public hearing and consideration of a resolution to the adoption of the July 2005 Unified Development Code consisting of the 2001 May 3 UDC, those portions of the 1987 UDC which were not specifically deleted by City Council Ordinance and all amendments of each occurring from May 3, 2001 through July 1, 2005. (Department of Development Services)
32. Approval of the minutes for the June 13, 2005 Planning Commission meeting
33. Director's report
34. Questions and discussion
35. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
36. **ADJOURNMENT**

PLANNING COMMISSION
REPLAT INVOLVING PUBLIC HEARING WITH
NOTIFICATION

AGENDA ITEM NO: 5A July 27, 2005

POWER ONE

SUBDIVISION NAME

050332

PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 682 C-1

OWNER: Elizabeth Power

ENGINEER: Butz Land Surveying, by J.M. Butz, Jr.

Location: On the north side of W. Petaluma Blvd., 199.35' west of Clamp Ave.

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat a portion of a previously platted lot into 4 lots. The area to be replatted consists of 0.461 acres which is described as lots 20 thru 23, Block 2, N.C.B. 11091 out of the Harlandale Acres No. 8 Subdivision plat as recorded in Volume 980, Page 30, of the deed and plat records of Bexar County, Texas.

Ten notices were mailed to property owners within 200' from the original plat and one notice was mailed to the applicant. As of this writing, none have been returned in opposition.

If the owners of 20% or more of the area in the preceding plat within 200 feet of the property proposed to be replatted file written protest with the Planning Commission, approval of the proposed replat shall require three-fourths affirmative vote of the Planning Commission provided the replat involves a variance.

PLAT NO. 050332

REPLAT ESTABLISHING POWER ONE SUBDIVISION

BEING Lots 20-23, 0.461 acre of land, out of Block 2, A.C.B. 11091 of Highlands Acres No. 2, City of San Antonio, Bexar County, Texas as recorded in Volume 980, Page 30 of the Deed and Plat Records of Bexar County, Texas and being described as the West 100 feet in Volume 11200, Page 2163 of the Real Property Records of Bexar County, Texas.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A LEGAL AGENT, HAS CAUSED THIS PLAN TO BE PREPARED AND SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, FOR REVIEW AND APPROVAL. ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS, AND OTHER FEATURES SHOWN THEREON HAVE BEEN LAYED OUT AND CONSIDERED IN ACCORDANCE WITH THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND.

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Frank L. Grant, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th day of July, A.D. 2005.
Edward R. Cantor
NOTARY PUBLIC IN AND FOR THE COUNTY OF BEAR, TEXAS



STATE OF TEXAS
COUNTY OF BEAR

I, HEREBY CERTIFY THAT THE ABOVE PLAN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, FOR REVIEW AND APPROVAL, IS IN ACCORDANCE WITH THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND, AND THAT THE PLANNING COMMISSION HAS APPROVED THE SAME FOR RECORDATION IN THE PUBLIC RECORDS OF THE CITY OF SAN ANTONIO, TEXAS.



STATE OF TEXAS
COUNTY OF BEAR

I, HEREBY CERTIFY THAT THE ABOVE PLAN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, FOR REVIEW AND APPROVAL, IS IN ACCORDANCE WITH THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND, AND THAT THE PLANNING COMMISSION HAS APPROVED THE SAME FOR RECORDATION IN THE PUBLIC RECORDS OF THE CITY OF SAN ANTONIO, TEXAS.



STATE OF TEXAS
COUNTY OF BEAR

THIS PLAN OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 15th DAY OF JULY, A.D. 2005.
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF JULY, A.D. 2005.
AT _____ HOURS AND ONLY RECORDED IN THE 15th DAY OF JULY, A.D. 2005.
ON PAGE _____ OF BOOK _____ OF SAO COUNTY, IN BOOK VOLUME _____.

IN TESTIMONY WHEREOF, HEREBY MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15th DAY OF JULY, A.D. 2005.
COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

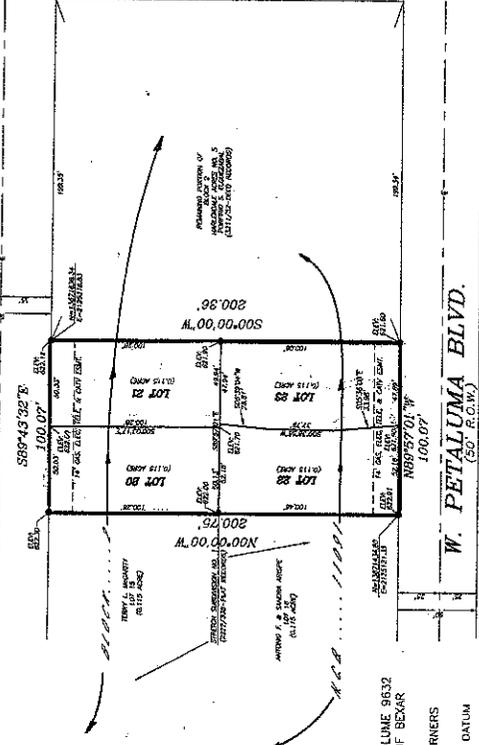
SCALE: 1" = 100'

AREA BEING REPLATED: THRU PUBLIC HEARING WITH NOTIFICATION

THE AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS MAPS/PLATS/ACRES NO. 9 WHICH IS RECORDED IN VOLUME 980, PAGE 30 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THIS REPLAT IS BEING FILED FOR RECORDATION IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN ACCORDANCE WITH THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND. THE REPLAT DOES NOT AFFECT ANY RIGHTS OF RESTRICTIONS.

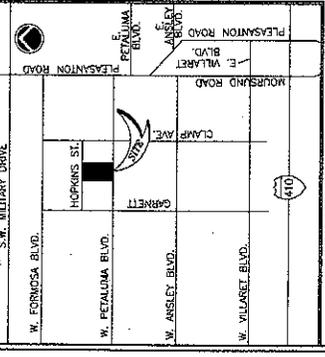
OWNER: Frank L. Grant
NOTARY PUBLIC IN AND FOR THE COUNTY OF BEAR, TEXAS
COMMISSION EXPIRES JANUARY 28, 2008

HOPKINS STREET (90' R.O.W.)



REPLAT

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY REQUESTING THE EGRESS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS LINES TO BE LAYED OUT AND CONSIDERED IN ACCORDANCE WITH THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND. THE PLANNING COMMISSION HAS APPROVED THE SAME FOR RECORDATION IN THE PUBLIC RECORDS OF THE CITY OF SAN ANTONIO, TEXAS. THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND REQUIRE THAT THE PLANNING COMMISSION APPROVE THE LAYOUT OF ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS, AND OTHER FEATURES SHOWN THEREON. THE PLANNING COMMISSION HAS APPROVED THE SAME FOR RECORDATION IN THE PUBLIC RECORDS OF THE CITY OF SAN ANTONIO, TEXAS. THE PLANNING COMMISSION'S STANDARDS FOR THE SUBDIVISION OF LAND REQUIRE THAT THE PLANNING COMMISSION APPROVE THE LAYOUT OF ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS, AND OTHER FEATURES SHOWN THEREON. THE PLANNING COMMISSION HAS APPROVED THE SAME FOR RECORDATION IN THE PUBLIC RECORDS OF THE CITY OF SAN ANTONIO, TEXAS.



LOCATION MAP
NOT TO SCALE

LAND DEVELOPMENT
SERVICES DIVISION
05 JUL -5 PM 3:17

SURVEY NOTES

1. BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 9832 PAGE 2244 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.
2. 1/2" IRON RODS LOCATED AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. COORDINATES BASED ON 1983 NORTH AMERICAN DATUM FOR THE TEXAS SOUTH CENTRAL ZONE 4220A.
4. STREETSCAPE TREE PLANTING WILL BE COMPLETED DURING BUILDING STAGE.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE CITY OF SAN ANTONIO, TEXAS, PLANNING DEPARTMENT. ISSUED BY THE PLANNING DEPARTMENT.



**BUTZ
LAND
SURVEYING**
3650 KUMMERZ RD. PHONE 210-677-1380
ST HELENA, TX 78126-4719 FAX 210-677-1334
JOB NO. 05-121 DATE: 03/15/05 DRAWN BY: R.C.C.

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: 506 June 8, 2005

ALAMO RANCH UNIT-25 SUBDIVISION PUD
PUD PLAN NAME

05-011
PLAN#

COUNCIL DISTRICT: OCL

FERGUSON MAP GRID: 577 D5

OWNER: Pulte Homes of Texas, L.P., by Chris Lindhorst, P.E.

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna Weaver

CASE MANAGER: Ernest Brown, Planner II

Location: The property is located south of F.M. 471/Culebra Road and west of Loop 1604.

Zoning: OCL

Land Use: Plan Unit Development (PUD) Single Family Residential.

APPLICANT'S PROPOSAL:

- To plan a 75 single family residential unit development
- At a density of 2.06 units per acre
- With an open space ratio of 74.07%
- And approximately 3774 Lf. of Private Street

DISCUSSION:

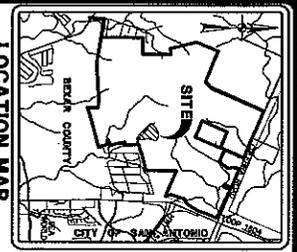
This PUD is associated with MDP/POADP # 808, Alamo Ranch/Westwind, approved 02/18/2005.

This PUD does not comply with UDC 35-506(e)(2) projection of streets and will require an administrative exception or variance prior to any plat approvals.

STAFF RECOMMENDATION:

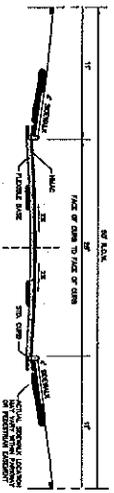
Approval with the following conditions:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat per UDC 35-344(i) Common areas and facilities.

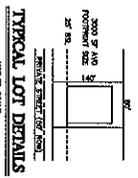
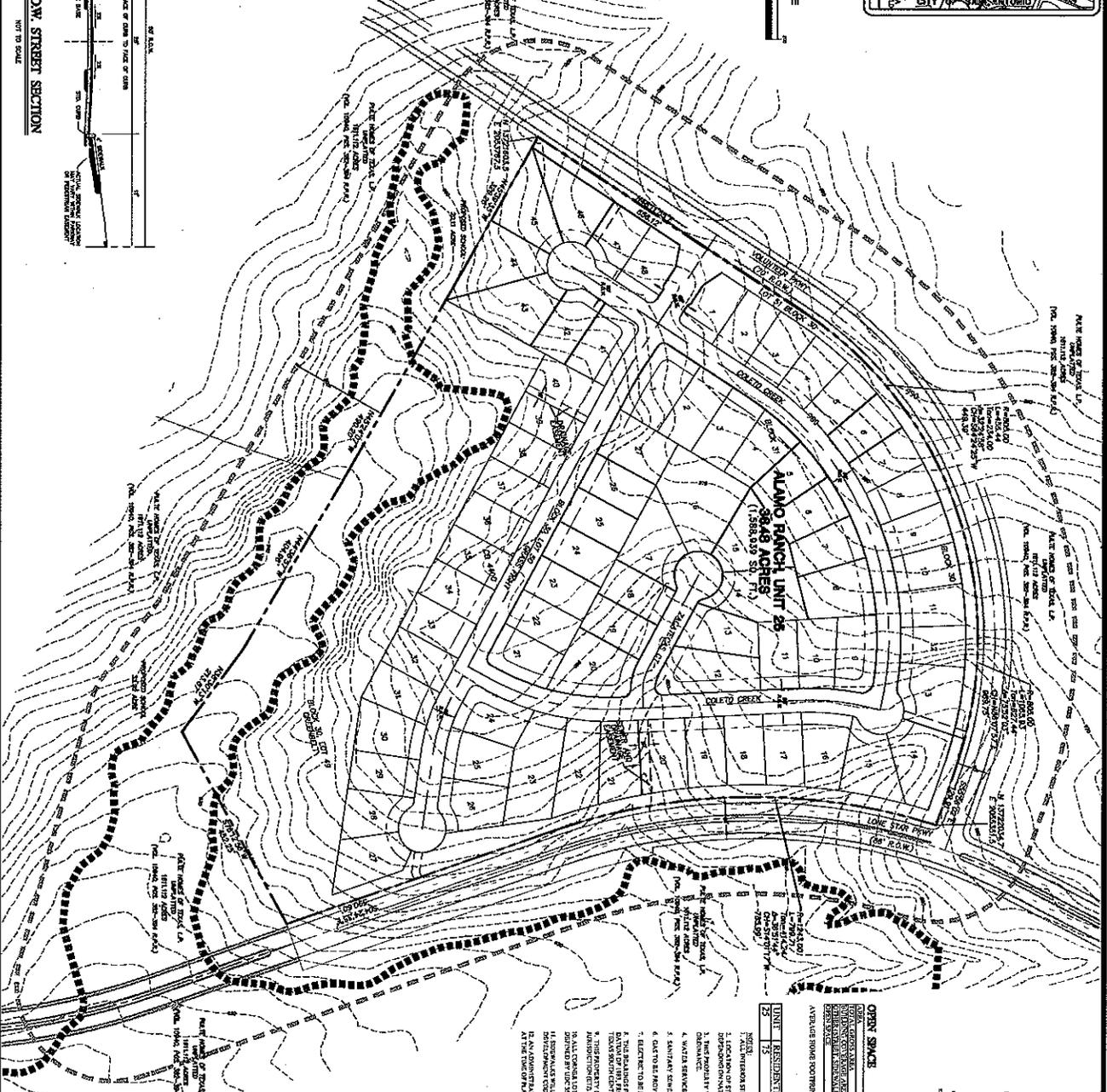


LEGEND

- PHASE BOUNDARY LINE
- 100 YEAR FLOODPLAIN
- 200 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
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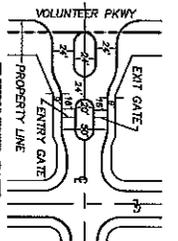
ST ROW STREET SECTION
NOT TO SCALE



OPEN SPACE

TYPE	AREA (SQ FT)	PERCENTAGE	REMARKS
1	10,000	26.32%	RECREATION
2	10,000	26.32%	RECREATION
3	10,000	26.32%	RECREATION
4	10,000	26.32%	RECREATION
5	10,000	26.32%	RECREATION
6	10,000	26.32%	RECREATION
7	10,000	26.32%	RECREATION
8	10,000	26.32%	RECREATION
9	10,000	26.32%	RECREATION
10	10,000	26.32%	RECREATION
11	10,000	26.32%	RECREATION
12	10,000	26.32%	RECREATION
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14	10,000	26.32%	RECREATION
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36	10,000	26.32%	RECREATION
37	10,000	26.32%	RECREATION
38	10,000	26.32%	RECREATION

- NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES SHALL BE PRIVATE LOCAL TYPICAL (L.O.T.).
 2. LOCATION OF UTILITIES SHALL BE PRIVATE LOCAL TYPICAL (L.O.T.).
 3. THE PROJECT SHALL BE SUBJECT TO THE CITY OF SAN ANTONIO'S DEVELOPMENT REGULATIONS AND ORDINANCES.
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ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9600
 FAX: (210) 375-9600

DEVELOPER:
 ALAMO RANCH UNIT 25, L.P.
 831 YANONKA DRIVE EAST, SUITE 101
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 496-3166

APPROVED:
 PLANNED UNIT DEVELOPMENT
 CITY OF SAN ANTONIO
 DATE: _____

PUD NO. _____

REV. NO. 5/27-01
 DATE: JANUARY 2005
 DRAWN BY: JLD
 CHECKED BY: SLD
 SHEET 1 OF 1

ALAMO RANCH - UNIT 25, P.U.D.

PLANNED UNIT DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY SAN ANTONIO, TEXAS 78216
 PHONE: 210.375.9600 FAX: 210.375.9600

REVISIONS:
 DATE:

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5687 July 27, 2005

TWO CREEKS

PUD PLAN NAME

05-018

PLAN#

COUNCIL DISTRICT: OCL

FERGUSON MAP GRID: 477 D8, E8 - 479 D1, D2, - E1 E2

OWNER: Bitterblue / Two Creeks Phase 1, LTD by Dan Kossl

ENGINEER: Pape-Dawson Engineers

CASE MANAGER: Robert L Lombrano, Planner II

Location: The property is located Northwest of the intersection of I.H. 10 and Boerne Stage Rd. on Boerne Stage Rd.

Land Use: PUD, Planned Unit Development, Single Family Residential

APPLICANT'S PROPOSAL:

- To plan a 799 lot single family residential development at a density of 3.05 units per acre
- With an open space ratio of 51.44 %
- And approximately 33,550 Lf. of Private Street
- with a Connectivity Ratio of 1.33
- The Plan is not associated with a Neighborhood Association Plan / Neighborhood Community and Perimeter Plan.

DISCUSSION:

At the meeting of July 13, 2005, the Planning Commission motioned to continue this item to allow the Engineer and surrounding neighborhood time to resolve drainage and buffering issues.

The PUD is associated with MDP # 814 Two Creeks Sub. Approved March 11, 2005

For plat certification, the **SAWS Aquifer Protection Ordinance No. 81491** requires the following:

- **Section 34-913, buffering may be required.**
- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Associated plats will need to address floodplain and buffer zones as applicable.

Bexar County Infrastructures Services Department cites the following conditions:
The following improvements are recommended to be provided by the developer prior to completion of the Two Creeks Subdivision:

- Provide left-turn storage and right-turn deceleration lanes on Boerne Stage Road at the main entrance to this development.
- Modify existing auxiliary lanes on Boerne Stage Road at the Stage Run access as needed.

It is understood that this PUD is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Development Service Department Engineering – Street and Drainage cites the following conditions.

It is understood that this PUD is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

1. The above referenced PUD is approved with the following conditions:
 - a. In the Local Type B and Collector typical street sections, change the sidewalk width to six feet from back of curb.
 - b. Replace notes 4 and 11 with the statement that “all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5)”.
 - c. Add a note stating that street grades shall comply with UDC Section 35-506(d)(3) or a variance / administrative exception will be requested.
2. It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Parks and Recreation Department

The above reference PUD is approved with the following conditions.

- The Park or Open Space be dedicated to the homeowners association.
- A Provisions and Maintenance plan be submitted.
- UDC section 35-503(h) requirements are met for credit to be given for Park Facilities.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION
OF A REPLAT AND SUBDIVISION PLAT**

AGENDA ITEM NO: 5088 July 27, 2005

ROSEMONT @ CLARK POINTE
SUBDIVISION NAME

MAJOR PLAT

050385
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 617 E8

OWNER: Clark 05 Housing, L.P., by Brian Potashnik

ENGINEER: Bury + Partners- SA, Inc., by Coy Armstrong

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 12, 2005

Location: On the northeast corner of Clark Avenue and Rigsby Avenue

Services Available: SAWS Water and Sewer

Zoning: MF-25 multi-family District

Proposed Use: Multi-Family

APPLICANT'S PROPOSAL:

To plat 2 non-single family lots consisting of 19.359 acres.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
VACATE & RESUBDIVISION PLAT**

AGENDA ITEM NO: 9 July 27, 2005

HIGHLAND HILLS COTTAGES
UNIT II, CONVENTIONAL AND
PLANNED UNIT DEVELOPMENTS MAJOR PLAT 040170
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 D-4

OWNER: Manuel Macias, Jr.

ENGINEER: Briones Consulting & Engineering Ltd., by Rolando H. Briones, Jr.

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: July 12, 2005

Location: On the north side of Betty Jean Street, east of Hillje Street

Services Available: SAWS Water and Sewer

Zoning: MF-33 Multi-Family District

MF-33, PUD Multi-Family District, Planned Unit Development

Plat is in accordance with:

P.U.D. # 02-001, Highlands Hills Cottages, approved on 4-13-05

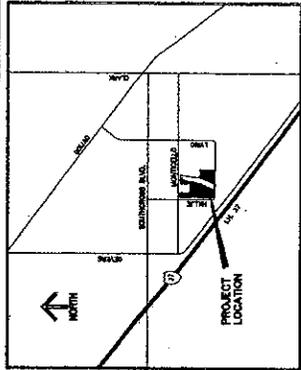
Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat **28** single family lots, **2 non-single family** lots (520 linear feet of private street), all consisting of **4.5974** acres.

STAFF RECOMMENDATION:

Approval.

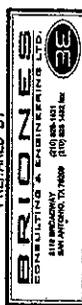


LOCATION MAP

SCALE: 1"=50'
IRON PINS SET
ALL CORNERS

CURVE TABLE with columns for Curve Length, Radius, Delta, and Tangent.

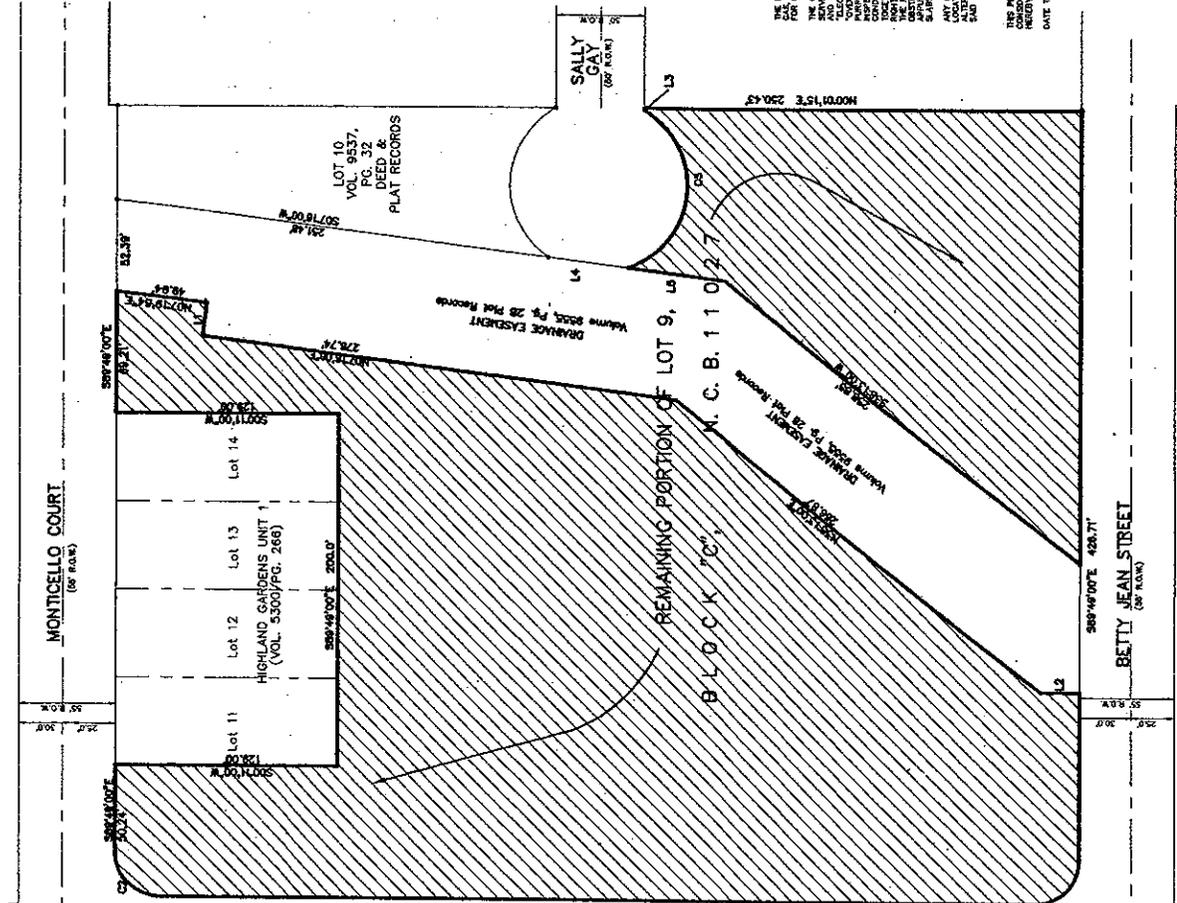
LINE TABLE with columns for LINE, LENGTH, and BEARING.



THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC... FOR THE CITY OF SAN ANTONIO...

DATE THIS DAY OF 2008 A.D.

STATE OF TEXAS COUNTY OF BEAR... COUNTY CLERK, BEAR COUNTY, TEXAS



AREA BEING VACATED THROUGH A VACATING DECLARATION THE AREA BEING VACATED; WITH THE EXCEPTION OF THE DRAINAGE EASEMENT WAS PREVIOUSLY VACATED ON A PLAT KNOWN AS HIGHLAND HILLS COTTAGES UNIT 1...



June 27, 2008

NOTES: 1. MASTERPIECE... 2. IMPACT FEE... 3. DRAINAGE EASEMENT...

OWNER: HIGHLAND GARDENS UNIT 1 (VOL. 3500 PG. 286)

OWNER'S FULLY AUTHORIZED AGENT: [Signature]

STATE OF TEXAS COUNTY OF BEAR



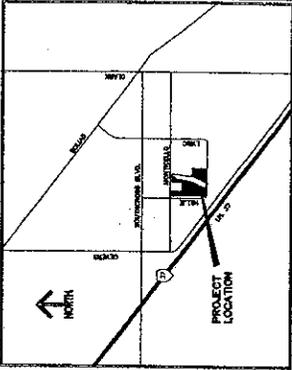
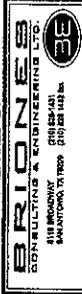


Table with 5 columns: CURVE, RADII, ANGLE, TANGENT, LENGTH. Contains 13 rows of curve data.

Table with 2 columns: LINK, BEARING, DISTANCE. Contains 4 rows of link data.



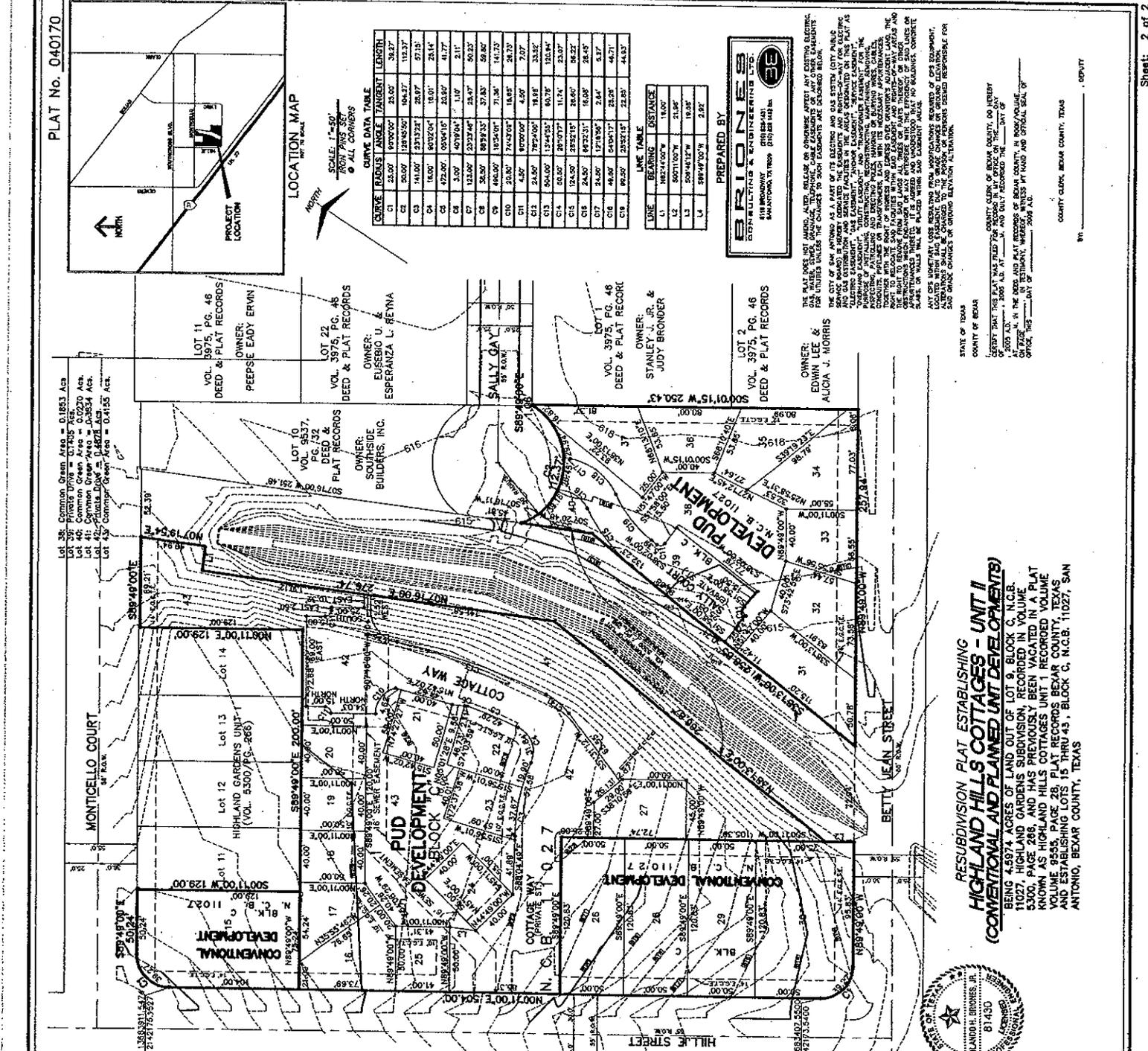
PREPARED BY BRIONES CONSULTING & ENGINEERING LTD. 3100 W. 17TH STREET, SUITE 100, AUSTIN, TEXAS 78741

THE PLAT DOES NOT... THE CITY OF SAN ANTONIO... THE RIGHT TO REMOVE... STATE OF TEXAS COUNTY OF BEAR

OWNER: EDWIN LEE & ALICIA J. MORRIS. LOT 11 VOL. 1975, PG. 46 DEED & PLAT RECORDS.

OWNER: STANLEY J. JR. & JUDY BRONDER. LOT 1 VOL. 3975, PG. 46 DEED & PLAT RECORDS.

OWNER: EDWIN LEE & ALICIA J. MORRIS. LOT 2 VOL. 3975, PG. 46 DEED & PLAT RECORDS.



NOTES: 1. INTERESTS... 2. STRUCTURE... 3. FINISHED FLOOR... 4. IMPROVE... 5. BEING... 6. NO STRUCTURE... 7. FINISHED FLOOR... 8. GRADE... 9. ELEVATED... 10. FOR THE NEXT 100 YEAR URBAN DEVELOPMENT.

OWNER: EDWIN LEE & ALICIA J. MORRIS. 1516 W. 17TH STREET, SUITE 100, AUSTIN, TEXAS 78741. (512) 222-1338

OWNER: STANLEY J. JR. & JUDY BRONDER. 1516 W. 17TH STREET, SUITE 100, AUSTIN, TEXAS 78741. (512) 222-1338

OWNER: EDWIN LEE & ALICIA J. MORRIS. 1516 W. 17TH STREET, SUITE 100, AUSTIN, TEXAS 78741. (512) 222-1338

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STATE OF TEXAS COUNTY OF BEAR... OFFICIAL RECORDS... 81450... 2005 A.D....

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 July 27, 2005

MEADOWS OF BRIDGEWOOD U-4 MAJOR PLAT 040447
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 578 B1, C1

OWNER: KB Home, by Joe Hernandez

ENGINEER: M. W. Cude Engineers, LLC

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 14, 2005

Location: At the intersection of Bedford Creek and Liberty Field

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

P.O.A.D.P. # 735A, Meadows of Bridgewood was approved on 03/06/03.

Proposed Use: Single Family Residence

APPLICANT'S PROPOSAL:

To plat **152** single family lots with 4,826.21 linear feet of public streets consisting of 28.62 acres.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 040447
 M.W. CUDE ENGINEERS, L.L.C.
 THE MEADOWS OF BRIDGEWOOD
 SUBDIVISION, UNIT 4

OWNER / DEVELOPER
 KB HOME
 CONTACT PERSON: JOE HERNANDEZ
 4800 FREDERICKSBURG
 SAN ANTONIO, TEXAS 78201
 TEL: (210) 349-1111
 FAX: (210) 979-0072

- INDICATES IRON
- THIS SET ON FOUND
- E.G.T.C.A. ESM.T.
- BUILDING LINE
- DRAINAGE
- SANITARY SEWER
- DEED AND PLAT RECORDS
- CENTRALINE
- NOT TO SCALE
- VEHICLE NON
- ACCESS ESM.T.
- VARIABLE
- DEED RECORDS

STATE OF TEXAS
 COUNTY OF BEAR

OWNER
 ONLY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 WHOSE NAME IS KNOWN TO ME TO BE THE PERSON
 AND ACKNOWLEDGED TO ME THAT HE CANNOT SIGN FOR HIMSELF, AND
 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
 A.D. _____

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. CUDE, P.E.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. CUDE, P.E.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.

LEGEND

- INDICATES IRON
- THIS SET ON FOUND
- E.G.T.C.A. ESM.T.
- BUILDING LINE
- DRAINAGE
- SANITARY SEWER
- DEED AND PLAT RECORDS
- CENTRALINE
- NOT TO SCALE
- VEHICLE NON
- ACCESS ESM.T.
- VARIABLE
- DEED RECORDS

THE NETWORKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR OWNER
 COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 THIS PLAT IS NOT TO BE USED FOR THE PURPOSES OF THE CITY OF SAN ANTONIO.
 UNDER THE PLAT NUMBER, TYPED BY DEVELOPMENT SERVICES.
 IMPACT FEE PAYMENT: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE
 TIME OF PLAT REFORMATION, BUT WILL BE PAID PRIOR TO WATER METER SET
 AND/OR SEWER SERVICE CONNECTION.
 PLAT REFORMATION: PLAT REFORMATION MUST BE A MINIMUM OF 3 INCHES ABOVE FINISHED ADJACENT
 GRADE.
 MAINTENANCE OF OPEN SPACE, EXISTENTS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE
 CITY OF SAN ANTONIO OR TEXAS COUNTY.
 ORDER OF STATE PLANE COORDINATES: NOS MARK, KELLER PID ANY201.
 MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE
 100.00 FEET ABOVE MEAN SEA LEVEL.
 A CLEAR VISION TRIANGLE AT THE INTERSECTION OF LOTS 85, 87, 88, 89, 88 IN BLOCK
 59, BEING PART OF THE PLAT, SHALL BE MAINTAINED AND LANSCHAIPING SHALL BE
 CONSTRUCTED WITHIN THE CLEAR VISION TRIANGLE.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. CUDE, P.E.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. CUDE, P.E.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.

THIS PLAT DOES NOT MANDATE THE RELEASE OF ANY OTHERS' RIGHTS OR INTERESTS IN THE
 SEWER, DRAINAGE, TELEPHONE, CABLE, OR UTILITY SERVICES, UNLESS THE CHANGES TO SUCH
 EXISTENTS ARE DESCRIBED BELOW.
 UNDERGROUND ELECTRICAL, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROHIBITED ON
 EXISTING WITHIN THOSE 5 FT. (5) FOOT WIDE EASEMENTS.
 EXISTING WITHIN THOSE 5 FT. (5) FOOT WIDE EASEMENTS.
 CABLE TELEVISION FACILITIES ARE PROHIBITED ON
 EXISTING WITHIN THOSE 5 FT. (5) FOOT WIDE EASEMENTS.
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 EXISTING WITHIN THOSE 5 FT. (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. CUDE, P.E.

STATE OF TEXAS
 COUNTY OF BEAR

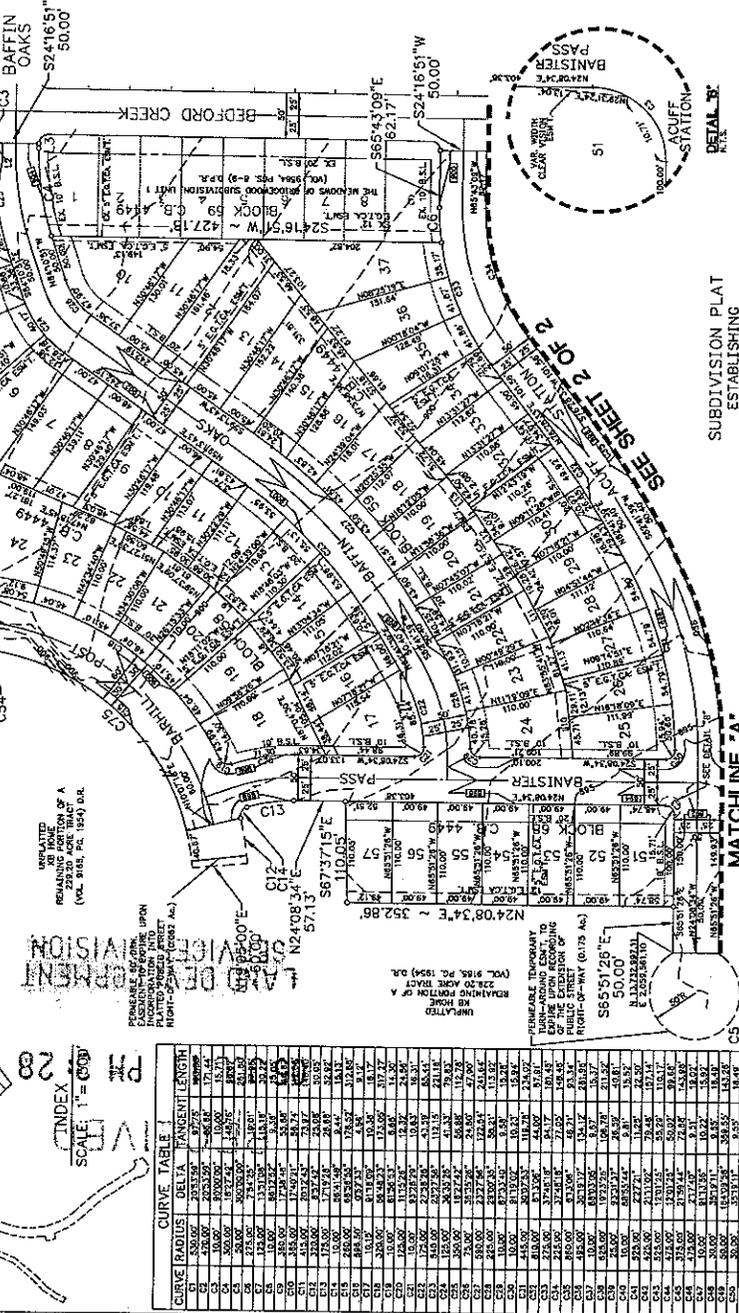
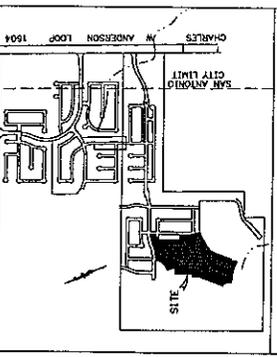
REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL W. CUDE, P.E.

STATE OF TEXAS
 COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.



LINE TABLE

LINE LENGTH	BEARING
L1	12.31
L2	12.31
L3	12.31
L4	12.31
L5	12.31
L6	12.31
L7	12.31
L8	12.31
L9	12.31
L10	12.31
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L93	12.31
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L95	12.31
L96	12.31
L97	12.31
L98	12.31
L99	12.31
L100	12.31

STATE OF TEXAS
 COUNTY OF BEAR

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REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL W. CUDE, P.S.

PLAT NO. 040447

M.W. CUDE ENGINEERS, L.L.C.
THE MEADOWS OF BRIDGEWOOD
SUBDIVISION, UNIT 4

OWNER / DEVELOPER

KB HOME
CONTACT PERSON: JOE HERNANDEZ
4800 FREDERICKSBURG
SAN ANTONIO, TEXAS 78201
TEL: (210) 348-1111
FAX: (210) 979-0072

STATE OF TEXAS
COUNTY OF BEAR

OWNER
DAILY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
WASER MADE IS SUBMITTED TO THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN
TO THE MATTER HEREIN SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING
AND THAT THE SAME IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE
SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE HUMAN
STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING
AND THAT THE SAME IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE
SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE HUMAN
STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING
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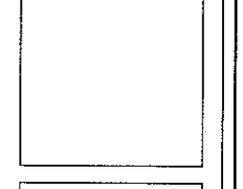
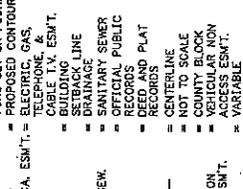
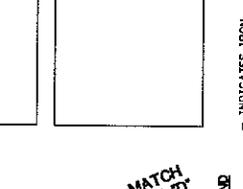
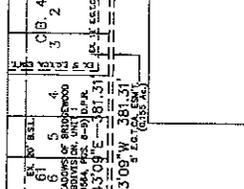
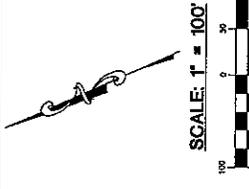
STATE OF TEXAS
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STATE OF TEXAS
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STATE OF TEXAS
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AND THAT THE SAME IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE
SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE HUMAN
STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING
AND THAT THE SAME IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE
SAN ANTONIO PLANNING COMMISSION.



THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR
COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
WATERWAYS AND UTILITIES ARE SHOWN AS EXISTING OR AS PROPOSED. THE NUMBER OF RESIDENTIAL DWELLING UNITS (RDU) PAID
UNDER THE PLAT NUMBER ISSUED BY OVERLAP SERVICES.
IMPACT FEE PAID FOR DUES, WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE
AT THE TIME OF PLAT RECORDED. MUST BE PAID PRIOR TO WHEN WATER SEWER
AND/OR SEWER SERVICE CONNECTION.
ALL STANDARD COLOR CONVENTIONS ARE AS MARK MILLER P.D. 10/21/04.
ADJACENT GRADE. ALL CONVENTIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED
THE MAINTENANCE OF OPEN SPACE, CEMENTS, AND PARKS SHALL BE RESPONSIBILITY OF
THE DEVELOPER OR BEAR COUNTY.
SUFFICIENT FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL
BE PROVIDED FOR ALL LOTS. ALL LOTS SHALL BE FINISHED TO THE SAME FINISHED FLOOR
FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)
EASMENT, "ANCHOR EASMENT," "SERVICE EASMENT," "TOWNSHIP EASMENT," "UTILITY EASMENT" AND
MAINTENANCE, REPAIR, INSPECTION, PATROLDAY AND LOCATION TOLERANCE, OR WORKING WORKERS
GASLINES OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH
FACILITIES WITHIN SAID EASMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID
WITH THE EXTENSION OF SAID LINES OR APPURTENANCES THEREIN IS GRANTED AND UNDERSTOOD THAT
NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASMENT AREAS.
ANY GPS MONITORING AIDS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT LOCATED WITHIN
TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GPS MONITORING AIDS OR OTHER ELEVATION
ADJUSTMENTS.
SINCE SAID LINES AND APPURTENANCES, RELEASE, OR OTHERWISE AFFECTS ANY EXISTING ELECTRIC, GAS, WATER,
OR GASLINES ARE DESCRIBED BELOW. NO DISBURS FROM UTILITIES SHALL BE CHARGES TO SUCH
NO DISBURS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE EASMENT. DISBURSMENTS WHEN ONLY
EXECUTIVE WITHIN THOSE FIVE (5) FOOT WIDE EASMENT.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.A. EASMENT
TELEVISION FACILITIES. ONLY BY MEAN OF UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT INTERFERE WITH THE
ON OTHER TYPE OF MODIFICATIONS WITHIN SAID EASMENT OR ON THIS PLAT AND UNDERWRITING
AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC
SERVICES OVER GRANTEE'S ASSAULT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED
IMPROVEMENTS WITHIN SAID DRAINAGE EASMENT, AND TO MAKE ANY MODIFICATIONS OR
A CLEAR VISION EASMENT EXTENDING WITHIN A PORTION OF LOTS 65, 66, 67, & 68 IS IN BLOCK
FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN. THE HEIGHT OF 3 FEET AND
CONSTRUCTED WITHIN THE CLEAR VISION EASMENT.

INDICATES IRON
PINS SET OR FOUND
PROPOSED CONTOUR
ELECTRIC, GAS,
TELEPHONE, &
E.C.T.A. ESM.T.
BUILDING ESM.T.
SEWER LINE
DRAINAGE
SANITARY SEWER
CEMENTAL PUBLIC
DEED AND PLAT
RECORDS
CENTERLINE
COUNTY BLOCK
COUNTY BLOCK
ACCESS ESM.T.
VARIABLE
DEED RECORDS

LEGEND
INDICATES IRON PINS SET OR FOUND
PROPOSED CONTOUR
ELECTRIC, GAS, TELEPHONE, & E.C.T.A. ESM.T.
BUILDING ESM.T.
SEWER LINE
DRAINAGE
SANITARY SEWER
CEMENTAL PUBLIC
DEED AND PLAT RECORDS
CENTERLINE
COUNTY BLOCK
COUNTY BLOCK
ACCESS ESM.T.
VARIABLE
DEED RECORDS

LEGEND
INDICATES IRON PINS SET OR FOUND
PROPOSED CONTOUR
ELECTRIC, GAS, TELEPHONE, & E.C.T.A. ESM.T.
BUILDING ESM.T.
SEWER LINE
DRAINAGE
SANITARY SEWER
CEMENTAL PUBLIC
DEED AND PLAT RECORDS
CENTERLINE
COUNTY BLOCK
COUNTY BLOCK
ACCESS ESM.T.
VARIABLE
DEED RECORDS

LEGEND
INDICATES IRON PINS SET OR FOUND
PROPOSED CONTOUR
ELECTRIC, GAS, TELEPHONE, & E.C.T.A. ESM.T.
BUILDING ESM.T.
SEWER LINE
DRAINAGE
SANITARY SEWER
CEMENTAL PUBLIC
DEED AND PLAT RECORDS
CENTERLINE
COUNTY BLOCK
COUNTY BLOCK
ACCESS ESM.T.
VARIABLE
DEED RECORDS

SEE SHEET 'A'

SEE SHEET 'B'

SEE SHEET 'C'

SEE SHEET 'D'

SEE SHEET 'E'

SEE SHEET 'F'

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 11 July 27, 2005

THE MEADOWS OF
BRIDGEWOOD UNIT 5A
SUBDIVISION NAME

MAJOR PLAT

050138
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 578 B-1

OWNER: KB Home, by Joe Hernandez

ENGINEER: M. W. Cude Engineers, L.L.C., by M.W. Cude

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: July 14, 2005

Location: The extension of Liberty Field, west of Cavern Hill

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

P.O.A.D.P./M.D.P. # 735-B, Meadows of Bridgewood, approved on 1-1-05

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 19 single family lots with 1000.64 linear feet of public streets,
all consisting of 6.343 acres.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 050138

M.W. CUDE ENGINEERS, L.L.C.
THE MEADOWS OF BRIDGEWOOD
SUBDIVISION, UNIT 5A

- LEGEND**
- INDICATES IRON PINS SET OR FOUND
 - PROPOSED CONTOUR
 - ELECTRIC, GAS, TELEPHONE, & CABLE T.V. ESM.T.
 - SEWER LINE
 - DRAINAGE LINE
 - SEWER
 - SANITARY SEWER
 - OFFICIAL PUBLIC RECORDS
 - DEED AND PLAT RECORDS
 - NOT TO SCALE
 - BLOCK
 - COUNTY BLOCK
 - DEED RECORDS

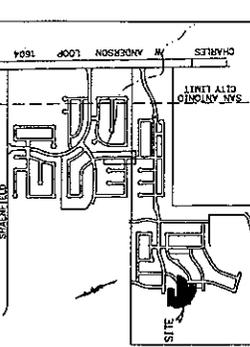
THE STRIPES IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO CHALLENGE BY THE CITY OF SAN ANTONIO.

FOR THIS SUBDIVISION, THE DEVELOPER HAS AGREED TO PROVIDE AND MAINTAIN THE FOLLOWING UTILITIES AND SERVICES UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES:

- IMPACT FEE PAYMENT: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLAT RECORDED. THESE FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT NO BUILDING FLOOR WILL BE ISSUED FOR THIS UNIT. A SURVEYOR'S PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 38-01 OF THE UNIFIED DEVELOPMENT CODE.
- SEWER: SAN. SEW. AND P.P.R. AND P.P.R. SHALL BE RESPONSIBILITY OF HOME OWNER'S ASSOCIATION. THE SUCCESSORS OF ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- N.T.S.
- B.L.K.
- C.B.K.
- D.R.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS ELECTRIC, CABLEM.T., GAS, CABLEM.T., AND SERVICE FACILITIES, "ANCHOR EASMENT", "OVERHANG EASMENT", "UTILITY EASMENT" AND "MAINTENANCE, REPAIRING, INSPECTING, PATROLLING AND TESTING POLLS, TANKS OR BURNING WIRES, WITHIN THE RIGHT OF WAY OR RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID FACILITIES WITHIN SAID EASMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS WITH THE EXISTENCE OF SAID LINE OR APPURTEANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASMENT AREAS.

NO OFF-PLAT UTILITIES SHALL BE USED FROM INSTALLATIONS WITHIN OF ANY EQUIPMENT, LOCATED WITHIN THE PLAT, FOR THE PURPOSES OF THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL UTILITIES AND EQUIPMENT TO BE PLACED WITHIN THE PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL UTILITIES AND EQUIPMENT TO BE PLACED WITHIN THE PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL UTILITIES AND EQUIPMENT TO BE PLACED WITHIN THE PLAT.



LOCATION MAP

OWNER / DEVELOPER
KB HOME
CONTACT PERSON: JOE HERNANDEZ
4500 FREDERICKSBURG
SAN ANTONIO, TEXAS 78201
TEL: (210) 349-1111
FAX: (210) 979-0072

STATE OF TEXAS
COUNTY OF BEAR

OWNER
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

DAILY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEAR

NOTARY PUBLIC
COUNTY OF BEAR

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEAR

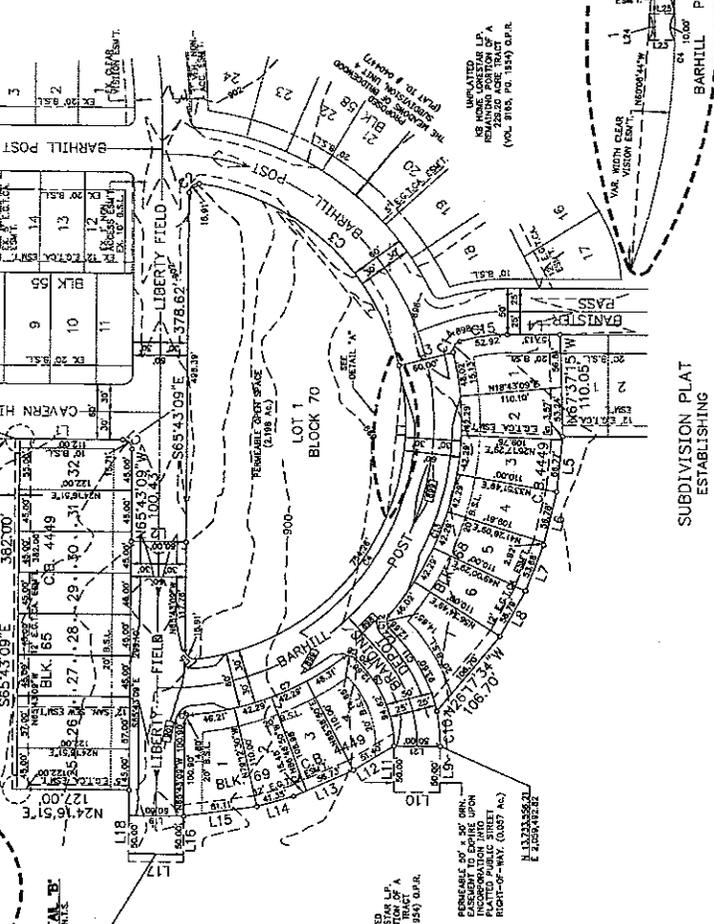
REGISTERED PROFESSIONAL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	117.00'	84.2451°	18.41'
C2	117.00'	84.2451°	18.41'
C3	117.00'	84.2451°	18.41'
C4	117.00'	84.2451°	18.41'
C5	117.00'	84.2451°	18.41'
C6	117.00'	84.2451°	18.41'
C7	117.00'	84.2451°	18.41'
C8	117.00'	84.2451°	18.41'
C9	117.00'	84.2451°	18.41'
C10	117.00'	84.2451°	18.41'
C11	117.00'	84.2451°	18.41'
C12	117.00'	84.2451°	18.41'
C13	117.00'	84.2451°	18.41'
C14	117.00'	84.2451°	18.41'
C15	117.00'	84.2451°	18.41'

LINE TABLE

LINE	LENGTH	BEARING
L1	117.00'	84.2451°
L2	117.00'	84.2451°
L3	117.00'	84.2451°
L4	117.00'	84.2451°
L5	117.00'	84.2451°
L6	117.00'	84.2451°
L7	117.00'	84.2451°
L8	117.00'	84.2451°
L9	117.00'	84.2451°
L10	117.00'	84.2451°
L11	117.00'	84.2451°
L12	117.00'	84.2451°
L13	117.00'	84.2451°
L14	117.00'	84.2451°
L15	117.00'	84.2451°
L16	117.00'	84.2451°
L17	117.00'	84.2451°
L18	117.00'	84.2451°
L19	117.00'	84.2451°
L20	117.00'	84.2451°
L21	117.00'	84.2451°
L22	117.00'	84.2451°
L23	117.00'	84.2451°
L24	117.00'	84.2451°
L25	117.00'	84.2451°
L26	117.00'	84.2451°
L27	117.00'	84.2451°
L28	117.00'	84.2451°
L29	117.00'	84.2451°
L30	117.00'	84.2451°
L31	117.00'	84.2451°
L32	117.00'	84.2451°

THE MEADOWS OF BRIDGEWOOD SUBDIVISION, UNIT 5A

BEING 6.243 ACRES OF LAND CUT OF A 239.20 ACRE TRACT AS DESCRIBED BY DEED RECORDED IN VOLUME 9163, PAGE 1954 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS BEING OUT OF THE CANDELLARIO VILLANUEVA SURVEY NO. 85, ABSTRACT 774, COUNTY BLOCK 4449, BEAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS & SURVEYORS, L.L.C.
10325 BANCROFT ROAD
SAN ANTONIO, TEXAS 78250
(210) 616-2581
WWW.MWCUDE.COM
FAX: (210) 923-7112

THIS PLAT OF THE MEADOWS OF BRIDGEWOOD SUBDIVISION, UNIT 5A, HAS BEEN PREPARED BY THE MEADOWS OF BRIDGEWOOD SUBDIVISION, UNIT 5A, PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS BEING APPROVED BY THIS COMMISSION.

DATED THIS _____ DAY OF _____ A.D. _____

BY _____ CHAIRMAN
BY _____ SECRETARY

CERTIFICATE OF APPROVAL

I, HENRY CECILY, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ M. AND ONLY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE BEAR AND ANY PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESSE MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

I, HENRY CECILY, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ M. AND ONLY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE BEAR AND ANY PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESSE MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 12 July 27, 2005

SOLANA RIDGE, UNIT 3
SUBDIVISION NAME

MAJOR PLAT

040528
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 647 E-7

OWNER: Continental Homes, by Timothy D. Pruski

ENGINEER: Denham-Ramones Engineering & Assoc., Inc., by Paul W. Denham

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: July 5, 2005

Location: At the intersection of Sol Trace and Calypso Dawn

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Plat is in accordance with:

P.O.A.D.P./M.D.P. # 804, Solana Ridge, approved on 1-28-05

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 77 single family lots, 2 non-single family lots (greenbelt) with 2,530 linear feet of public streets, all consisting of 16.756 acres.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 July 27, 2005

SOLANA RIDGE UNIT 5
SUBDIVISION NAME

MAJOR PLAT

040558
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 647 E7

OWNER: Continental Homes, by Timothy D. Pruski

ENGINEER: Denham-Ramones Engineering, Inc.

CASE MANAGER: Elizabeth Carol, Sr. Admin Asst.

Date filed with Planning Commission: July 11, 2005

Location: Extending Sol Trace from Solana Ridge Subd, Unit 2-040329

Services Available: SAWS Water and Sewer

Zoning: R5 – Single Family Residential District

Plat is in accordance with:

P.O.A.D.P. # 804, Solana Ridge was approved on 01/28/05.

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat 73 single-family lots with 3,287 linear feet of public streets consisting of 18.407 acres.

STAFF RECOMMENDATION:

Approval.

SUBDIVISION PLAT OF SOLANA RIDGE SUBDIVISION UNIT 5

BEING 18.407 ACRES OF LAND OUT OF THE 387.97 ACRE TRACT "A" RECORDED IN VOLUME 9819, PAGES 1780-1787 R.P.R., AND ALSO BEING IN THE LUCAS MUNOZ SURVEY NO. 86 ABSTRACT NO. 488, N.C.B. 15248 BEAR COUNTY, TEXAS.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P. BY: A DEEDMADE CORPORATION, ITS SALES GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY S. FRISCH, ASSISTANT SECRETARY

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY S. FRISCH KNOWN TO ME TO BE THE PERSON TO WHOM THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE IS SUFFICIENTLY OF SOUND MIND AND CAPACITY TO EXECUTE THE SAME AND TO BE BOUND BY THE SAME UNDER MY HAND AND SEAL OF OFFICE THIS 2ND DAY OF MAY, 2005.



STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

REGISTERED PROFESSIONAL ENGINEER PAUL W. DODD

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

REGISTERED PROFESSIONAL LAND SURVEYOR GARY E. NELL

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS 2ND DAY OF MAY, 2005.

CLERK OF THE CITY OF SAN ANTONIO, TEXAS

STATE OF TEXAS COUNTY OF BEAR I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS 2ND DAY OF MAY, 2005.

DEVELOPER/OWNER: CONTINENTAL HOMES OF TEXAS, L.P. 211 NORTH LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2868

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET FRONT-OF-YARD) SHALL BE MAINTAINED AS CLEAR VISION EASEMENT FOR THE USE OF THE PUBLIC HIGHWAY AND FOR THE USE OF THE PUBLIC UTILITY LINES AND FOR THE USE OF THE PUBLIC UTILITY LINES AND FOR THE USE OF THE PUBLIC UTILITY LINES...

"SETBACK NOTE"

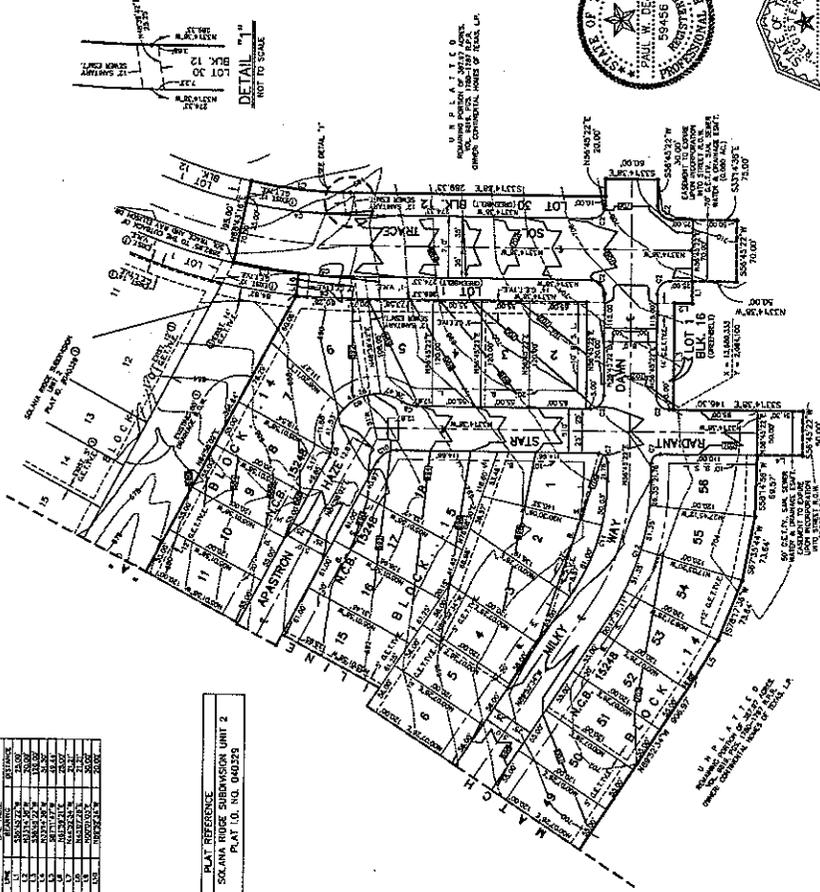
THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO... 2) ANY CITY PERMIT... 3) THIS PLAT DOES NOT... 4) CONVEYED BELOW... 5) THE CITY OF SAN ANTONIO... 6) THE CITY OF SAN ANTONIO...

Table with 2 columns: LOT, AREA. Lists lots 1 through 15 and their respective areas.

PLAT REFERENCE: SOLANA RIDGE SUBDIVISION UNIT 2 PLAT (O. NO. 040259)



LEGEND & NOTES

- 1) BUILDING SETBACK LINE... 2) ELECTRICAL SERVICE... 3) GAS SERVICE... 4) TELEPHONE SERVICE... 5) CABLE TELEVISION SERVICE... 6) WATER SERVICE... 7) SEWER SERVICE... 8) PUBLIC UTILITY SERVICE... 9) PUBLIC UTILITY SERVICE... 10) PUBLIC UTILITY SERVICE... 11) PUBLIC UTILITY SERVICE... 12) PUBLIC UTILITY SERVICE... 13) PUBLIC UTILITY SERVICE... 14) PUBLIC UTILITY SERVICE... 15) PUBLIC UTILITY SERVICE... 16) PUBLIC UTILITY SERVICE... 17) PUBLIC UTILITY SERVICE... 18) PUBLIC UTILITY SERVICE... 19) PUBLIC UTILITY SERVICE...

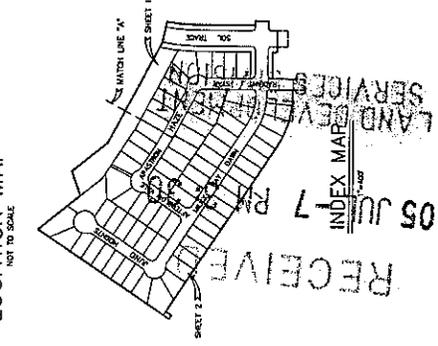
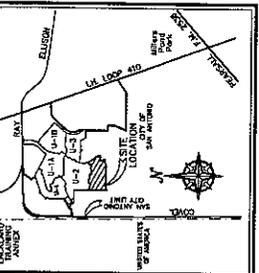


Table with 2 columns: LOT, AREA. Lists lots 1 through 15 and their respective areas.



GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.



Denham-Ramones Engineering and Associates, Inc. 72801 Fort Central, Suite 1390 San Antonio, TX 78216 (210) 495-3100 Office (210) 495-3122 Fax

SOLANA RIDGE SUBDIVISION UNIT 5

BEING 18.407 ACRES OF LAND OUT OF THE 387.97
ACRE TRACT "A" RECORDED IN VOLUME 9819, PAGES
1780-1787 R.P.R., AND ALSO BEING IN THE LUCAS
MUNOZ SURVEY NO. 85 ABSTRACT NO. 488, N.C.B.
15248 BEAR COUNTY, TEXAS.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
BY: _____
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DAILY AUTHORIZED AGENT: TIMOTHY S. PRINCE, ASSISTANT SECRETARY
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIMOTHY S. PRINCE, KNOWN TO ME TO BE THE PERSON
CAPACITATED TO EXECUTE THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
EVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2005.

NOTARY PUBLIC, BEAR COUNTY, TEXAS
GARY R. BALDWIN
NOTARY PUBLIC
MAY 19, 2005

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
REQUIREMENTS OF THE PLAT ACT AND THE BEST OF MY KNOWLEDGE THIS PLAT
CONFORMS TO ALL RELEVANT STATUTES AND REGULATIONS AND IS VALID FOR THE
PURPOSES INTENDED BY THE SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. HELL
1984

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT IS LIMITED TO AND GOVERNED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2005.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
_____ DAY OF _____ A.D. _____ AT _____ M. AND DAILY RECORDED THE
_____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF
THE COUNTY CLERK OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
_____ DAY OF _____ A.D. _____ AT _____ M. AND DAILY RECORDED THE
_____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF
THE COUNTY CLERK OF BEAR COUNTY, TEXAS.

"CLEAR VISION EASEMENT"
CLEAR VISION EASEMENT (DEFINED AS THE AREA BETWEEN
THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY)
SHALL BE MAINTAINED AS CLEAR VISION EASEMENT
AND SHALL NOT BE SUBJECT TO ENCROACHMENT BY THE
CITY OF SAN ANTONIO.

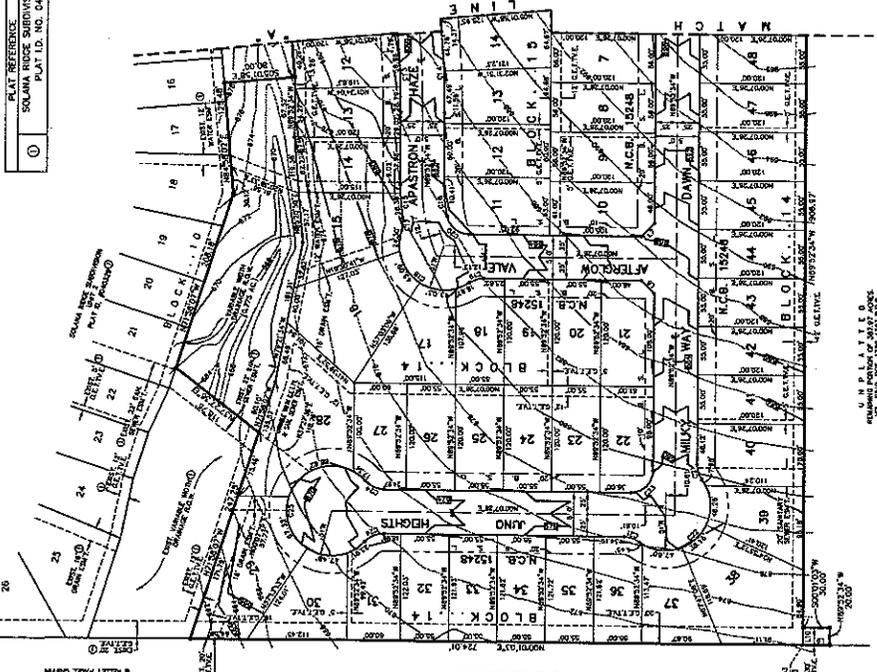
SETBACK NOTE
THE SETBACKS SHOWN ON THIS PLAT ARE AT THE
DISCRETION OF THE DEVELOPER AND ARE NOT
SUBJECT TO ENCROACHMENT BY THE
CITY OF SAN ANTONIO.

PLAT REFERENCE
① SOLANA RIDGE SUBDIVISION UNIT 2
PLAT NO. 040039

"C.P.S. NOTES"
1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY
SYSTEM) HAS BEEN LOCATED ON THE PLAT AND THE
CITY SYSTEM SHALL BE MAINTAINED AS SHOWN ON THE PLAT
AND SHALL NOT BE SUBJECT TO ENCROACHMENT BY THE
CITY OF SAN ANTONIO.

2) ANY OPS NEARBY LOSS INCALCULATED FROM MODIFICATIONS REQUIRED OF OPS
LOCATED WITHIN THE EASEMENT ONE TO THREE CHANGES OF GROUND
LEVEL SHALL BE MAINTAINED AS SHOWN ON THE PLAT AND SHALL NOT
BE SUBJECT TO ENCROACHMENT BY THE CITY OF SAN ANTONIO.

3) THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE
CITY SYSTEM AND SHALL NOT BE SUBJECT TO ENCROACHMENT BY THE
CITY OF SAN ANTONIO.



UNPLATTED
REMARKS: PORTION OF LOT 10
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.

NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF
THE POSSESSOR OF THE EASEMENT AND NOT THE SUCCESSORS OF ASSESSORS, AND NOT THE
ASSIGNORS, SUCCESSORS, HEIRS OR OTHER PERSONS WHO MAY ACQUIRE THE EASEMENT.
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD CHANGE
THE CHARACTER OF THE EASEMENT OR THE DRAINAGE PATTERN SHALL BE ALLOWED
TO BE CONSTRUCTED WITHIN THE EASEMENT. ANY SUCH OBSTRUCTIONS SHALL BE
REMOVED AT THE OWNER'S EXPENSE. THE CITY OF SAN ANTONIO SHALL NOT BE
RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR FOR THE
REMOVAL OF OBSTRUCTIONS THEREFROM. THE CITY OF SAN ANTONIO SHALL NOT
BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR FOR THE
REMOVAL OF OBSTRUCTIONS THEREFROM.



DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

LEGEND & NOTES
1) BALING TRACK LINE
2) ELECTRICAL AND CABLE TELEVISION EASEMENT
3) ELECTRICAL AND CABLE TELEVISION EASEMENT
4) ELECTRICAL AND CABLE TELEVISION EASEMENT
5) ELECTRICAL AND CABLE TELEVISION EASEMENT
6) ELECTRICAL AND CABLE TELEVISION EASEMENT
7) ELECTRICAL AND CABLE TELEVISION EASEMENT
8) ELECTRICAL AND CABLE TELEVISION EASEMENT
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Denham-Ramones Engineering
and Associates, Inc.
12901 Park Central, Suite 1350
San Antonio, TX 78216
(210) 496-3100 Office
(210) 496-3123 Fax

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**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 44 July 27, 2005

SEALE, UNIT 2A
SUBDIVISION NAME

MAJOR PLAT

040552
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 A-6

OWNER: Milestone Potranco Development, Ltd., by Chesney Swann, III

ENGINEER: Overby Descamps Engineers, Inc., by Eduardo J. Descamps

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: July 6, 2005

Location: A portion of proposed R.O.W. (Emory Peak), approximately
8,828' south of Potranco Rd., west of F.M. 1604

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

P.O.A.D.P./M.D.P. # 791, Seale 325.25 Acre Tract, approved on 12-15-04

Proposed Use: Right-of-Way

Major Thoroughfare: F.M. 1604 is an expressway.

APPLICANT'S PROPOSAL:

To plat **300.75** linear feet of public streets, all consisting of **0.71** acre.

DISCUSSION:

It is noted that at its meeting of January 26, 2005, the Planning Commission declared the initial plat package for final plat approval incomplete for filing purposes and this submittal is now complete.

STAFF RECOMMENDATION:

Approval.

SUBDIVISION PLAT
ESTABLISHING

Seale Subdivision Unit-2A

SEALE UNIT-2A, PART OF THE SEALE TRACT, CO. SURVEY NO. 84, ABSTRACT NO. 271, COUNTY BEXAR, BEXAR COUNTY, TEXAS, SAID 6.71 ACRES BEING OUT OF A 25.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

OWNER: MESSING BROTHERS DEVELOPMENT, INC.
A TEXAS LIMITED PARTNERSHIP

BY: MESSING BROTHERS, INC.
CRAIG L. BROWN II, ITS GENERAL PARTNER
2400 W. HUNTER ROAD
SAN ANTONIO, TX 78209
PHONE: (214) 348-2323
FAX: (214) 348-2323

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
_____ APPROVED AS BY MESSING BROTHERS, INC., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COUNTY AND SAID PARTNERSHIP AND IN SAID CAPACITY, ADVISE ME TO BE THE PERSON APPOINTED TO CONDUCT THE SURVEY AND TO PREPARE THE PLAT HEREIN AND THAT HE ENCLOSED THE SAME FOR THE PURPOSES AND CONSIDERATIONS STATED TO ME IN THE COUNTY CLERK'S OFFICE AND THAT HE HAS SIGNED HIS NAME AND SEAL OF OFFICE TO THE SAID PLAT, THIS _____ DAY OF _____, A.D. 2005.

Wanda K. Cooney
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION WAS SET FOR BY THE MATTERS OF RECORD, AND THAT THE SAME HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH OFFICE. CERTIFIED TRUE AND CORRECT BY ME AT MY OFFICE, BEXAR COUNTY, TEXAS, THIS _____ DAY OF _____, A.D. 2005.

Wanda K. Cooney
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SUBDIVISION WAS SET FOR BY THE MATTERS OF RECORD, AND THAT THE SAME HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH OFFICE. CERTIFIED TRUE AND CORRECT BY ME AT MY OFFICE, BEXAR COUNTY, TEXAS, THIS _____ DAY OF _____, A.D. 2005.

David A. Casanova
REGISTERED PROFESSIONAL SURVEYOR (L.S. 14203)

STATE OF TEXAS
COUNTY OF BEXAR

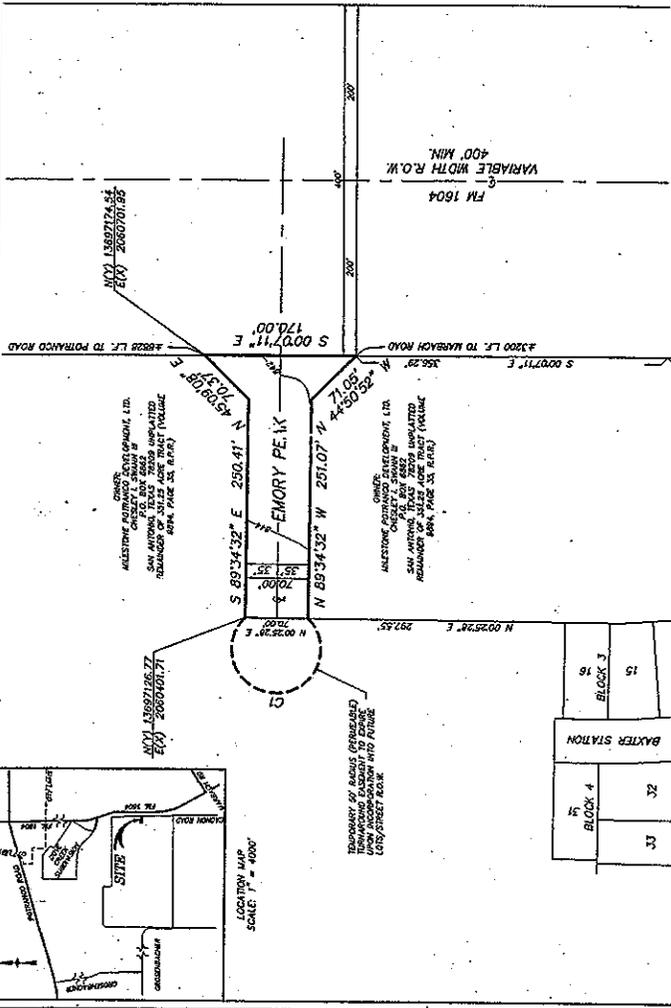
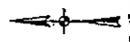
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THIS OFFICE ON THIS _____ DAY OF _____, A.D. 2005, AND WAS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH OFFICE. CERTIFIED TRUE AND CORRECT BY ME AT MY OFFICE, BEXAR COUNTY, TEXAS, THIS _____ DAY OF _____, A.D. 2005.

Wanda K. Cooney
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THIS OFFICE ON THIS _____ DAY OF _____, A.D. 2005, AND WAS RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH OFFICE. CERTIFIED TRUE AND CORRECT BY ME AT MY OFFICE, BEXAR COUNTY, TEXAS, THIS _____ DAY OF _____, A.D. 2005.

Wanda K. Cooney
COUNTY CLERK, BEXAR COUNTY, TEXAS



1) FOR INFORMATION PURPOSES ONLY, THE CITY OF SAN ANTONIO HAS THE FOLLOWING POLICY: THE CITY OF SAN ANTONIO HAS A POLICY OF ENCOURAGING THE DEVELOPMENT AND CONSTRUCTION OF MULTIFAMILY HOUSING IN THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS A POLICY OF ENCOURAGING THE DEVELOPMENT AND CONSTRUCTION OF MULTIFAMILY HOUSING IN THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS A POLICY OF ENCOURAGING THE DEVELOPMENT AND CONSTRUCTION OF MULTIFAMILY HOUSING IN THE CITY OF SAN ANTONIO.

DODGE CITY TRL
SEALE SUBDIVISION UNIT-1
(VOLUME 5553, PAGE 28-30)

OVERBY ENGINEERS
1115 N. LOOP WEST, SUITE 200
SAN ANTONIO, TEXAS 78207
PHONE: (214) 348-2323
FAX: (214) 348-2323

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 July 27, 2005

SEALE SUBDIVISION UNIT-2
SUBDIVISION NAME

MAJOR PLAT

050109
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 A7

OWNER: Milestone Potranco Development, Ltd, by Chesley I Swann, III

ENGINEER: Overby Descamps Engineers, Inc., by Raymond Tarin, Jr. P.E.

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 7, 2005

Location: Extending Emory Peak from Seal Subdivision Unit 2A.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

P.O.A.D.P. # 791, Seale 351.25 Acre Tract was approved on 12/015/04

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 160 single-family lots with 6,353 linear feet of public streets consisting of 30.59 acres.

DISCUSSION:

It is noted that because plat # 040552, Seale, Unit 2A, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

SUBDIVISION PLAT
ESTABLISHING
Seale Subdivision Unit-2

BEING 30.69 ACRES OUT OF THE SAN ANTONIO BIRTH 60 SURVEY NO. 84, ABSTRACT NO. 877, COUNTY BLOCK 4315, BEAR COUNTY TEXAS, SAID 30.69 ACRES BEING OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGE 38 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNERS OF LAND SHOWN ON THIS PLAT, IN REFERENCE HERETO, A TRUE AND CORRECT COPY OF THE PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC DEED RECORDS OF BEAR COUNTY, TEXAS, FOR THE PURPOSES OF THE PUBLIC DEED RECORDS, AND THE PUBLIC DEED RECORDS THEREIN SHALL BE THE PUBLIC DEED RECORDS OF BEAR COUNTY, TEXAS.

OWNER: **WALTERS POTRANSO DEVELOPMENT, LTD.**
A TEXAS LIMITED PARTNERSHIP
BY: **WALTERS POTRANSO, INC.** GENERAL PARTNER
A TEXAS CORPORATION, INC.
P.O. BOX 1032
FARMERSVILLE, TEXAS 75844
PHONE (817) 341-1413
FAC (817) 379-0951

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **WALTERS POTRANSO, INC.**, GENERAL PARTNER OF **WALTERS POTRANSO DEVELOPMENT, LTD.**, A TEXAS LIMITED PARTNERSHIP, AS COUNSEL FOR SAID COMPANY AND UNDERTOOK TO PREPARE THIS PLAT FOR THE PURPOSES OF THE PUBLIC DEED RECORDS OF BEAR COUNTY, TEXAS, AND TO SIGN THIS PLAT IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE THIS 15th DAY OF JULY, 1992.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS PRESCRIBED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

Walter Potranso
REGISTERED PROFESSIONAL LAND SURVEYOR #14825

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS PRESCRIBED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR #1231

THIS PLAT OF **SEALE SUBDIVISION UNIT-2** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

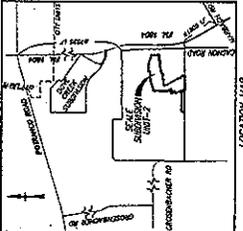
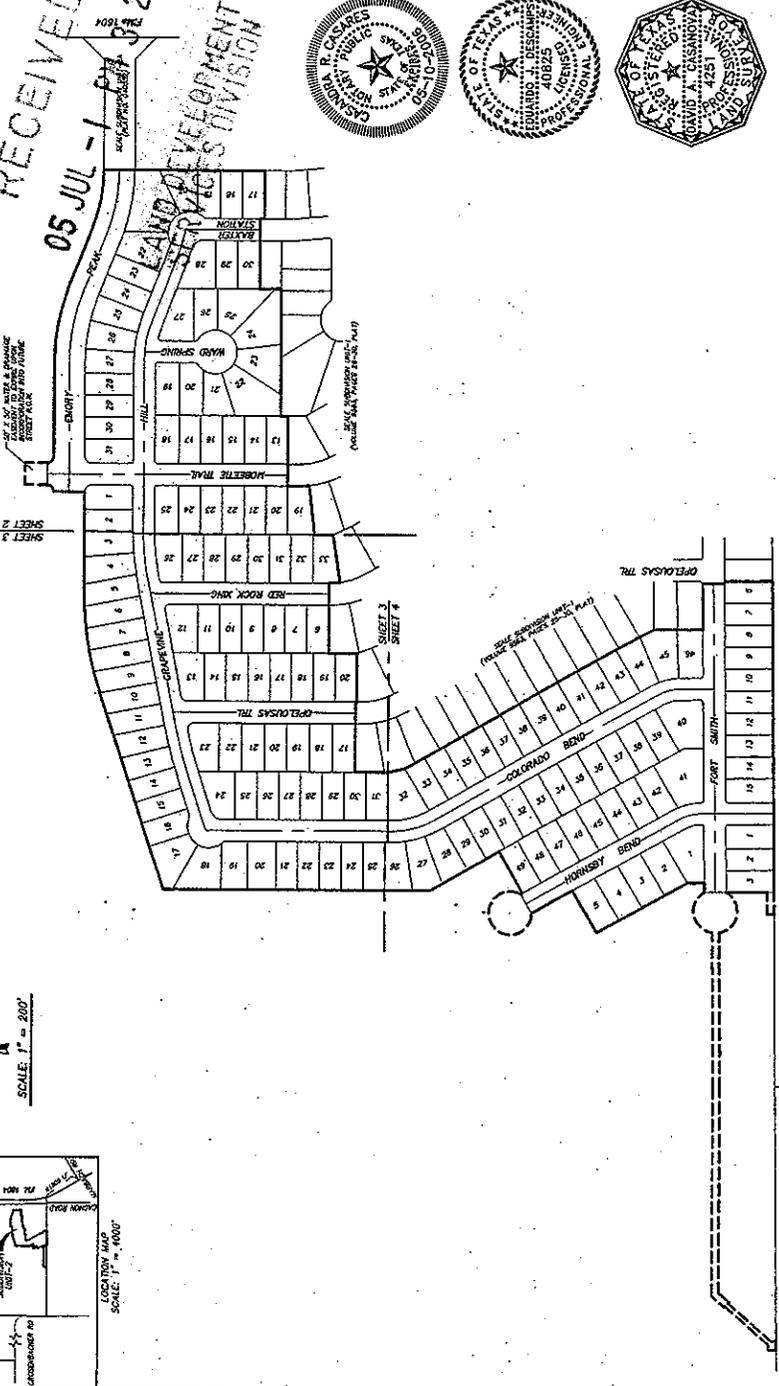
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDENT OF THE BEAR COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC DEED RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

STATE OF TEXAS
COUNTY OF BEAR

BY: _____ COUNTY CLERK, BEAR COUNTY, TEXAS



SCALE: 1" = 200'

SCALE: 1" = 4000'



INDEX SHEET

THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC DEED RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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THE PLAT WAS FILED FOR RECORD IN THE PUBLIC DEED RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

OVERBERY DESCAMPS
REGISTERED PROFESSIONAL LAND SURVEYOR #14825

DATE: MAY 20, 2008, 4:00PM LHM DR. 080808

SEALE SUBDIVISION UNIT-2

SEALE SUBDIVISION UNIT-2... SUBDIVISION PLAT ESTABLISHING... BEING 36.8 ACRES OUT OF THE DAY AND WINDING SUTCH CO. SURVEY...

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF AND SHOWN ON THIS PLAT... PRIVATE, FOREVER ALL STREETS, ALLEYS, PASSES, WATERCOURSES, SPRINGS, DAMS, DITCHES AND PUBLIC PLACES THROUGH BOUND FOR THE PURPOSE AND CONSIDERATION THEIR EXPRESSION.

OWNER: MELSTONE PORTLAND DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP...



STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT...

Notary Public Signature: Barbara K. Blanton

Notary Public Signature: Edward J. Brennan Jr.

STATE OF TEXAS COUNTY OF BEAR

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BEAR, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSIONER...

Notary Public Signature: David A. Johnson

CERTIFICATE OF APPROVAL... THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDENT OF THE COMMISSIONERS COURT...

DATE: THIS DAY OF 1984, A.D. BEAR COUNTY, TEXAS

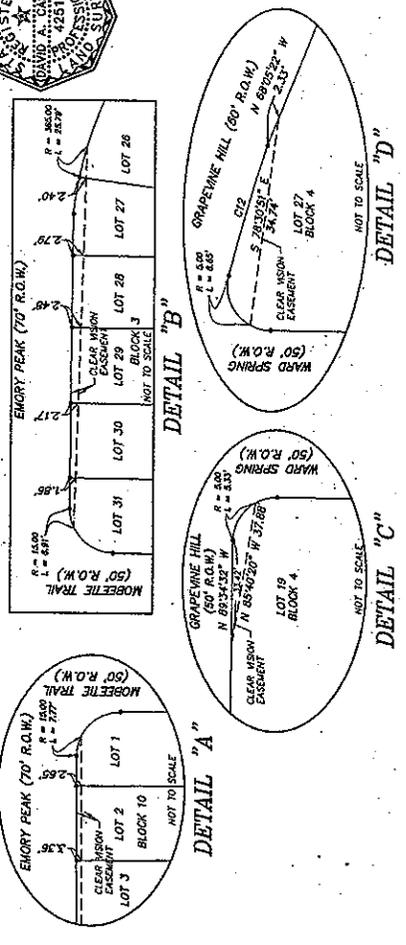
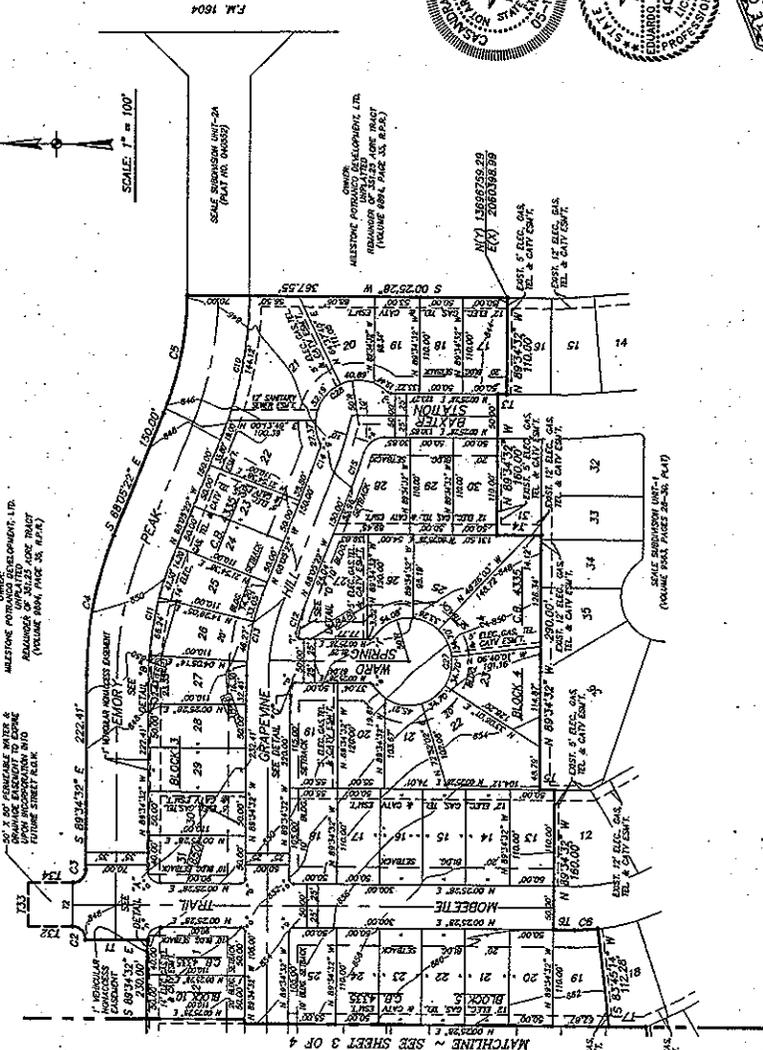


Table with columns for Lot No., Area (Acres), and other survey data. Includes a 'TOTAL' row at the bottom.

NOTES AND LEGEND: ALL OF THE PLAT FEATURES... THE PLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS... THE COMMISSIONERS COURT HAS REVIEWED AND APPROVED THIS PLAT...



OVERBY DESIGN ENGINEERS... 1985 REGISTERED PROFESSIONAL ENGINEERS... BEAR, TEXAS

SUBDIVISION PLAT ESTABLISHING Seale Subdivision Unit-2

BEING 30.59 ACRES OUT OF THE SAN ANTONIO DISTRICT COUNTY OF BEXAR TEXAS...

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT...

OWNER: MASTERS FORWARD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP...

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED...

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE PLANNING COMMISSION...

Signature: Eduardo J. Descamps, Registered Professional Engineer



0531 11:00 AM 05/10/2020... PLANNING COMMISSION... DATE: 05/10/2020

CERTIFICATE OF APPROVAL... THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS...

DATED THIS... DAY OF... A.D. 20... COUNTY CLERK BEXAR COUNTY TEXAS

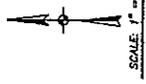
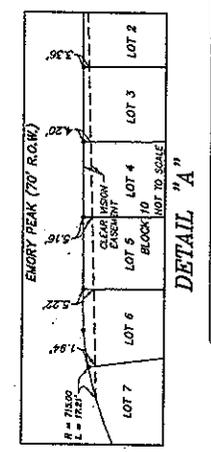
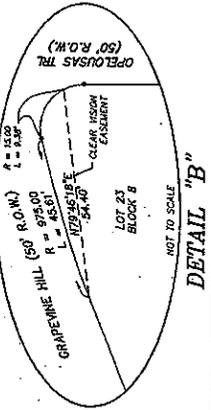
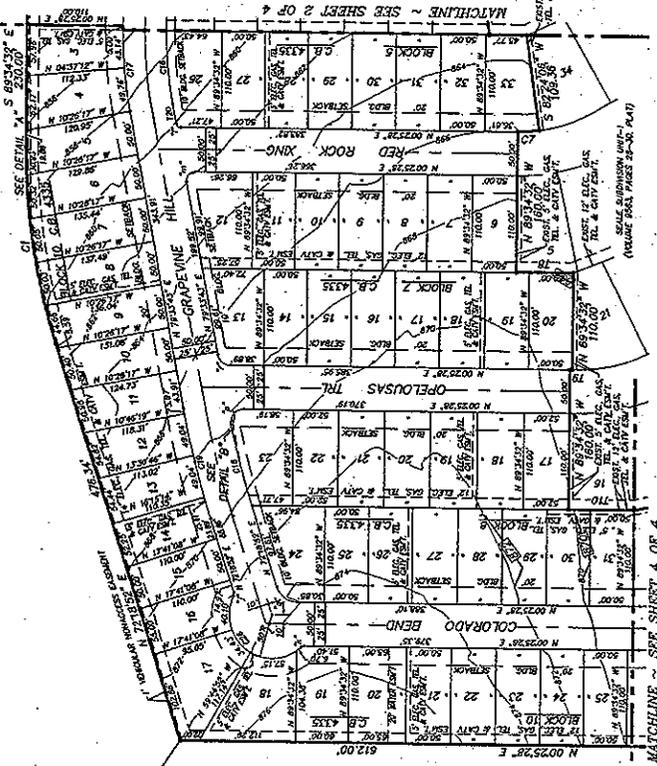


Table with 2 columns: LOT, AREA. Lists lot numbers and their corresponding areas.

MASTERS FORWARD DEVELOPMENT, LTD. REMAINDER OF 30.59 ACRE TRACT (VOLUME 989A, PAGE 33, P.P.S.)



ALL OF THE... THE CITY OF SAN ANTONIO... THIS PLAT DOES NOT AFFECT ANY OTHER EASEMENTS...

SEALE TRACT... THE CITY OF SAN ANTONIO... THIS PLAT DOES NOT AFFECT ANY OTHER EASEMENTS...

Professional seal and contact information for Descamps Engineers, Inc., including address and phone numbers.

SUBDIVISION PLAT
EMBARSHING
Seale Subdivision Unit-2

BEING 30.89 ACRES OUT OF THE SAN ANTONIO CITY CO. SURVEY NO. 64 ABSTRACT NO. 971, COUNTY BROWN, TEXAS. SAID 30.89 ACRES BEING OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 939A, PAGE 35 OF THE PUBLIC LAND RECORDS OF BROWN COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BROWN

THE OWNER OF LAND SHOWN ON THIS PLAT, IN REFERENCE TO THE DETAILED MAP AND PLAT DEPOSITED FOR THE USE OF THE PUBLIC, COUNTY AND STATE, AS PROVIDED BY THE ACTS OF THE LEGISLATURE, HAS HEREBY APPLIED TO THE COMMISSIONERS OF PUBLIC LANDS FOR THE RECORD OF THIS PLAT.

OWNER: WELLSBORO DEVELOPMENT, L.P.

BY: WELLSBORO DEVELOPMENT, L.P.
A TEXAS CORPORATION, BY: STEPHEN M. WELLS
P.O. BOX 6883
SAN ANTONIO, TEXAS 78208
PHONE: (210) 541-1113
FAX: (210) 974-0001

STATE OF TEXAS
COUNTY OF BROWN
I, _____, COUNTY CLERK OF BROWN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF BROWN COUNTY, TEXAS, ON THIS _____ DAY OF _____, A.D. _____, AND THAT THE SAME IS CORRECTLY AND FULLY RECORDED IN VOLUME _____ OF THE PUBLIC LAND RECORDS OF BROWN COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BROWN
I, _____, COUNTY CLERK OF BROWN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF BROWN COUNTY, TEXAS, ON THIS _____ DAY OF _____, A.D. _____, AND THAT THE SAME IS CORRECTLY AND FULLY RECORDED IN VOLUME _____ OF THE PUBLIC LAND RECORDS OF BROWN COUNTY, TEXAS.

THIS PLAT OF _____, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THIS _____ DAY OF _____, A.D. _____.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BROWN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF BROWN COUNTY, TEXAS, ON THIS _____ DAY OF _____, A.D. _____, AND THAT THE SAME IS CORRECTLY AND FULLY RECORDED IN VOLUME _____ OF THE PUBLIC LAND RECORDS OF BROWN COUNTY, TEXAS.

BY: _____ COUNTY CLERK, BROWN COUNTY, TEXAS

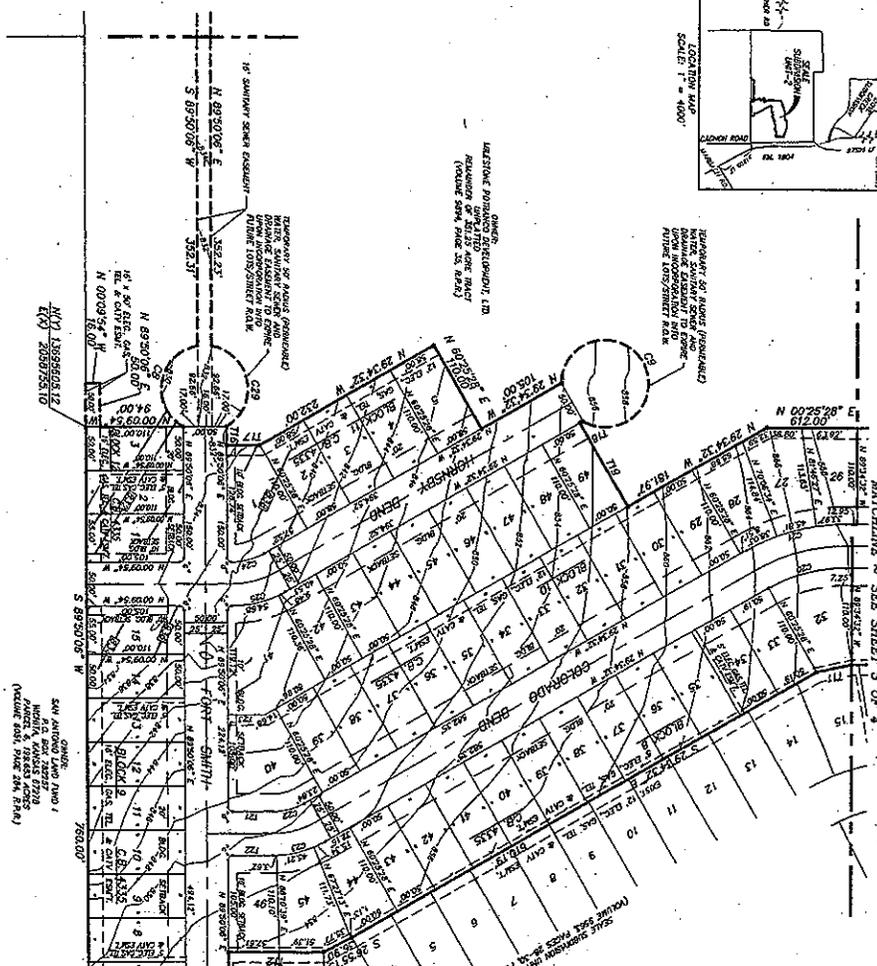
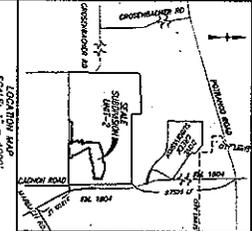
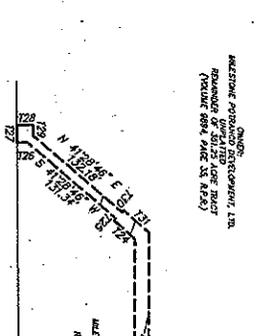


TABLE with columns: LOT NO., AREA, BEARING, DISTANCE, AREA. Lists area and bearing data for lots 1 through 15.



OVERSEAS DEVELOPMENTS ENGINEERS
1105 MARSH
SUITE 200
SAN ANTONIO, TEXAS 78204
PHONE: (210) 541-1113
FAX: (210) 974-0001

THE UNDERSIGNED, COUNTY CLERK OF BROWN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF BROWN COUNTY, TEXAS, ON THIS _____ DAY OF _____, A.D. _____, AND THAT THE SAME IS CORRECTLY AND FULLY RECORDED IN VOLUME _____ OF THE PUBLIC LAND RECORDS OF BROWN COUNTY, TEXAS.

BEING 30.89 ACRES OUT OF THE SAN ANTONIO CITY CO. SURVEY NO. 64 ABSTRACT NO. 971, COUNTY BROWN, TEXAS. SAID 30.89 ACRES BEING OUT OF A 351.25 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 939A, PAGE 35 OF THE PUBLIC LAND RECORDS OF BROWN COUNTY, TEXAS.

PLANNING COMMISSION
SUBDIVISION
 AGENDA ITEM NO: 10 July 27, 2005

SOUTHERN HILL, PUD PHASE 1 MAJOR PLAT 040461
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 653 C-2

OWNER: EH Seguido Ltd, by John Schaefer

ENGINEER: Harry Jewett Associates, by Harry Jewett, III

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 15, 2005

Location: At the northeast corner of Foster Meadows and Sinclair Road.

Services Available: SAWS Water and Sewer

Zoning: R-6 PUD Residential Single Family District, Planned Unit Development

Plat is in accordance with:

MDP/POADP #172-C, Foster Meadows was approved on November 3, 2000.
 PUD # 04-027, Southern Hills was approved on June 18, 2000.

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat 111 single family lots with 4,014.42 linear feet of private streets consisting of 27.963 acres.

STAFF RECOMMENDATION:

Approval

RECEIVED

05 JUL 2005 PM 3:11

LAND DEVELOPMENT SERVICES DIVISION

REGISTERED PROFESSIONAL ENGINEER
 HARRY E. JEWETT III
 LICENSE NO. 33107
 STATE OF TEXAS



SOUTHERN HILLS SUBDIVISION, P.U.D. - PHASE I

FOSTER MEADOWS SUBD., LOTS 44, 5 & 8 - POLYP NO. 1720
 SUBDIVISION PLAT
 ESTABLISHING



I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND IS CORRECTLY DESCRIBED IN VOLUME 79-0, PAGE 98, BEAUMONT COUNTY RECORDS, OUT OF THE N. MONTROVA SURVEY NO. 24, BEAUMONT COUNTY 491 CH. 502, BEAUMONT COUNTY, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
 HARRY E. JEWETT III
 LICENSE NO. 33107
 STATE OF TEXAS

DATE THIS DAY OF _____ A.D. 19____

BY _____ CHAIRMAN
 _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAUMONT

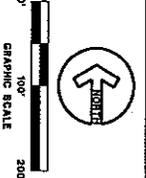
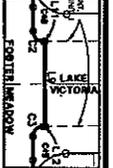
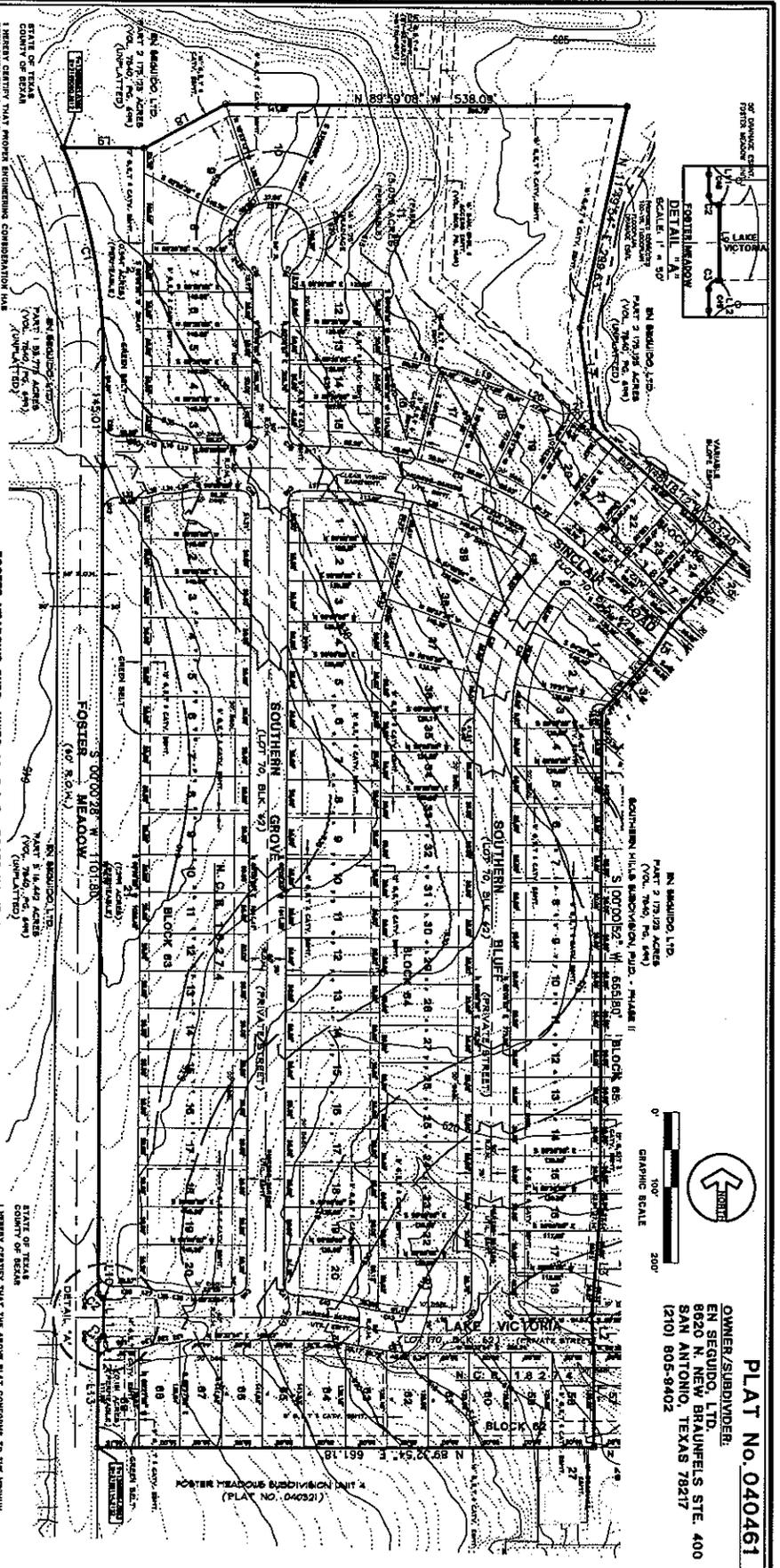
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES STATED CONSCIENTIOUSLY THEREIN EXPRESSED AND IN THE CAPACITY THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
 BEAUMONT COUNTY, TEXAS

HARRY JEWETT ASSOCIATES
 Engineers • Planners • Consultants

2811 North Loop West, Suite 100
 Houston, Texas 77028
 Phone: (713) 777-7244
 Fax: (713) 777-7244
 10000 North Loop West, Suite 100
 Houston, Texas 77028
 Phone: (713) 777-7244
 Fax: (713) 777-7244

SHEET 1 OF 2 JOB NO. 04018 DATE 6/29/05



PLAT No. 040461
 OWNER/SUBDIVIDER:
 EN SEGUIDO, LTD.
 8620 N. NEW BRAUNFELS STE. 400
 SAN ANTONIO, TEXAS 78217
 (210) 805-8402

RECEIVED

3 PM 3: 1

DEVELOPMENT SERVICES DIVISION



STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL ENGINEER

Table with columns: CURVE, RADUS, ARC LENGTH, CHORD LENGTH, CROSS BEARINGS, BEARING ANGLE, WARENTY, AREA, DISTANCE, BEARING ANGLE, AREA, DISTANCE. Rows C1 through C48.

Table with columns: CURVE, RADUS, ARC LENGTH, CHORD LENGTH, CROSS BEARINGS, BEARING ANGLE, WARENTY, AREA, DISTANCE, BEARING ANGLE, AREA, DISTANCE. Rows C1 through C48.

SOUTHERN HILLS SUBDIVISION, P.U.D. - PHASE I

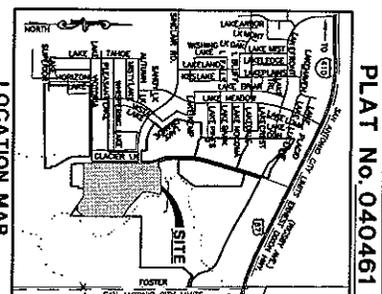
ESTABLISHING SOUTHERN HILLS SUBDIVISION, P.U.D. 1 (27.83 ACRES) SAN ANTONIO, TEXAS, BEING PART OF TRACT NO. 211, REAL PROPERTY RECORDS, OUT OF THE N. MONROVIA SURVEY NO. 21, MESSIAH CO. 489, C.R. 812, BEXAR COUNTY, TEXAS.

SUBDIVISION PLAT

HARRY JEWETT ASSOCIATES
Engineers • Planners • Consultants

300 North Loop West, Suite 100
Houston, Texas 77002
Phone: 281-772-4444
Fax: 281-772-4444

OWNER/SUBDIVIDER:
EN SEQUICO LTD.
8820 N. NEW BRAUNFELS SITE 400
SAN ANTONIO, TEXAS 78217
(210) 805-9402



THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THE PLAT AND THE DATA THEREON AND HAS FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY CODE AND THE CITY ENGINEERING DEPARTMENT HAS ISSUED A PERMIT TO RECORD THE PLAT. THE CITY ENGINEERING DEPARTMENT HAS ALSO REVIEWED THE PLAT AND HAS FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY CODE AND THE CITY ENGINEERING DEPARTMENT HAS ISSUED A PERMIT TO RECORD THE PLAT.



STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL ENGINEER

PLANNING COMMISSION
SUBDIVISION
 AGENDA ITEM NO: 17 July 27, 2005

SOUTHERN HILL, PUD - PHASE II
 MAJOR PLAT
 050078
PLAT #

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 653 C-2
OWNER: EH Seguido Ltd., by John Schaefer
ENGINEER: Harry Jewett Associates, by Harry Jewett, III
CASE MANAGER: Elizabeth Carol, Senior Administrative Assistant

Date filed with Planning Commission: July 15, 2005

Location: At the northwest extension of Lake Victoria.

Services Available: SAWS Water and Sewer

Zoning: R-6 PUD Residential Single Family District, Planned Unit Development

Plat is in accordance with:
MDP/POADP #172-C, Foster Meadows was approved on November 3, 2000.
PUD # 04-027, Southern Hills was approved on June 18, 2000.

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat 77 single family lots with 2,584.92 linear feet of private streets consisting of 14.633 acres.

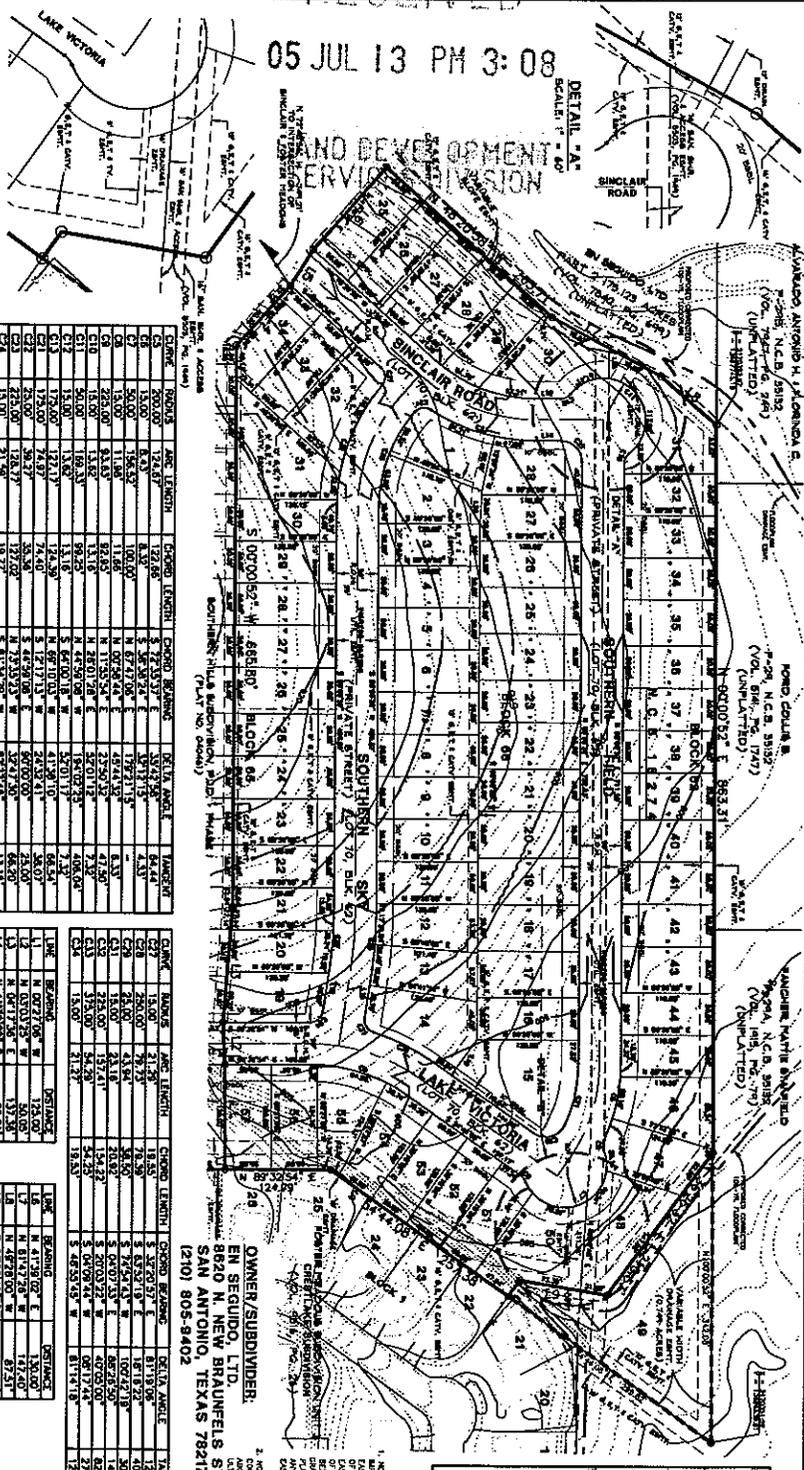
STAFF RECOMMENDATION:

Approval

RECEIVED

05 JUL 13 PM 3:08

DETAIL - 'A'
SCALE: 1" = 60'



DETAIL - 'B'
SCALE: 1" = 60'

DETAIL - 'C'
SCALE: 1" = 60'

OWNER	ACRES	APPROX. AREA	APPROX. LENGTH	APPROX. WIDTH
C1	15.000	15.000	15.000	15.000
C2	15.000	15.000	15.000	15.000
C3	15.000	15.000	15.000	15.000
C4	15.000	15.000	15.000	15.000
C5	15.000	15.000	15.000	15.000
C6	15.000	15.000	15.000	15.000
C7	15.000	15.000	15.000	15.000
C8	15.000	15.000	15.000	15.000
C9	15.000	15.000	15.000	15.000
C10	15.000	15.000	15.000	15.000
C11	15.000	15.000	15.000	15.000
C12	15.000	15.000	15.000	15.000
C13	15.000	15.000	15.000	15.000
C14	15.000	15.000	15.000	15.000
C15	15.000	15.000	15.000	15.000
C16	15.000	15.000	15.000	15.000
C17	15.000	15.000	15.000	15.000
C18	15.000	15.000	15.000	15.000
C19	15.000	15.000	15.000	15.000
C20	15.000	15.000	15.000	15.000

OWNER	ACRES	APPROX. AREA	APPROX. LENGTH	APPROX. WIDTH
C21	15.000	15.000	15.000	15.000
C22	15.000	15.000	15.000	15.000
C23	15.000	15.000	15.000	15.000
C24	15.000	15.000	15.000	15.000
C25	15.000	15.000	15.000	15.000
C26	15.000	15.000	15.000	15.000
C27	15.000	15.000	15.000	15.000
C28	15.000	15.000	15.000	15.000
C29	15.000	15.000	15.000	15.000
C30	15.000	15.000	15.000	15.000
C31	15.000	15.000	15.000	15.000
C32	15.000	15.000	15.000	15.000
C33	15.000	15.000	15.000	15.000
C34	15.000	15.000	15.000	15.000
C35	15.000	15.000	15.000	15.000
C36	15.000	15.000	15.000	15.000
C37	15.000	15.000	15.000	15.000
C38	15.000	15.000	15.000	15.000
C39	15.000	15.000	15.000	15.000
C40	15.000	15.000	15.000	15.000

OWNER	ACRES	APPROX. AREA	APPROX. LENGTH	APPROX. WIDTH
C41	15.000	15.000	15.000	15.000
C42	15.000	15.000	15.000	15.000
C43	15.000	15.000	15.000	15.000
C44	15.000	15.000	15.000	15.000
C45	15.000	15.000	15.000	15.000
C46	15.000	15.000	15.000	15.000
C47	15.000	15.000	15.000	15.000
C48	15.000	15.000	15.000	15.000
C49	15.000	15.000	15.000	15.000
C50	15.000	15.000	15.000	15.000
C51	15.000	15.000	15.000	15.000
C52	15.000	15.000	15.000	15.000
C53	15.000	15.000	15.000	15.000
C54	15.000	15.000	15.000	15.000
C55	15.000	15.000	15.000	15.000
C56	15.000	15.000	15.000	15.000
C57	15.000	15.000	15.000	15.000
C58	15.000	15.000	15.000	15.000
C59	15.000	15.000	15.000	15.000
C60	15.000	15.000	15.000	15.000

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE ACTING STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THE SAME IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE FOR THE ACCURACY OF THE INFORMATION HEREIN EXCEPT FOR THOSE WARRANTIES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER



SOUTHERN HILLS SUBDIVISION, P.U.D. - PHASE II

FORSTER HEADQUARTERS SUBD., UNITS 4A, 5 & 6 - POAOP NO. 7226
SUBDIVISION PLAT
ESTABLISHING



I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE ACTING STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THE SAME IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE FOR THE ACCURACY OF THE INFORMATION HEREIN EXCEPT FOR THOSE WARRANTIES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEHAM
OWNER

STATE OF TEXAS
COUNTY OF BEHAM
OWNER

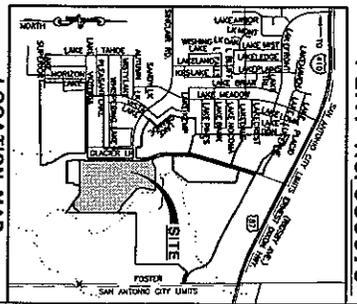
HARRY JEWETT ASSOCIATES
Engineers • Planners • Consultants

1405 N. LOOP WEST, SUITE 200, SAN ANTONIO, TEXAS 78201
TEL: 512.342.8800 FAX: 512.342.8801
WWW.HJA-ASSOCIATES.COM

SHEET 1 OF 1 JOB NO. 04018 DATE 6/20/05

COUNTY CLERK OF SAO COUNTY, TX
DATE OF RECORDING: _____ AT _____ M.
BOOK AND PAGE: _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEHAM COUNTY, TEXAS



PLAT No. 050078

PLANNING COMMISSION
REPLAT & SUBDIVISION PLAT

AGENDA ITEM NO: 18 July 27, 2005

TRINITY OAKS, UNIT 7A, PUD MAJOR PLAT 050076
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 D-5

OWNER: Trinity Oaks S.A. Ltd., by James Japhet
ENGINEER: Macina, Bose, Copeland & Assoc., Inc., by Robert A. Liesman
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: July 12, 2005

Location: The extension of Trinity Hts., north of Trinity Pass

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
P.O.A.D.P./M.D.P. # 721-A, De La Vega, approved on 6-2-05
P.U.D. # 03-021-B, Trinity Oaks, approved on 1-18-05

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat 23 single family lots, 1 non-single family lot (950 linear feet of private street), all consisting of 5.2296 acres.

STAFF RECOMMENDATION:

Approval.

Approval

STAFF RECOMMENDATION:

To plat 1 non-single family lot consisting of 14.055 acres.

APPLICANT'S PROPOSAL:

Major Thoroughfare: Cagnon Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

Proposed Use: County Service Center

Zoning: Outside San Antonio City Limits

Services Available: SAWS Water and Sewer

Location: On the west side of Cagnon Road, south of Highway 90.

Date filed with Planning Commission: July 14, 2005

CASE MANAGER: Elizabeth Carol, Senior Administrative Assistant

ENGINEER: Denham-Ramones Engineering, by Paul Denham

OWNER: Bexar County, Judge Nelson W. Wolf

FERGUSON MAP GRID: 646 B-5

COUNCIL DISTRICT: Outside San Antonio City Limits

SUBDIVISION NAME

NW SERVICE CENTER

BEXAR COUNTY

MAJOR PLAT

PLAT #
050196

PLANNING COMMISSION
SUBDIVISION

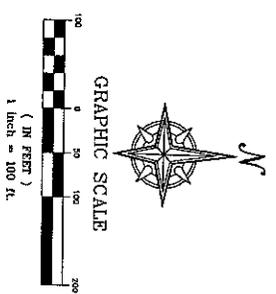
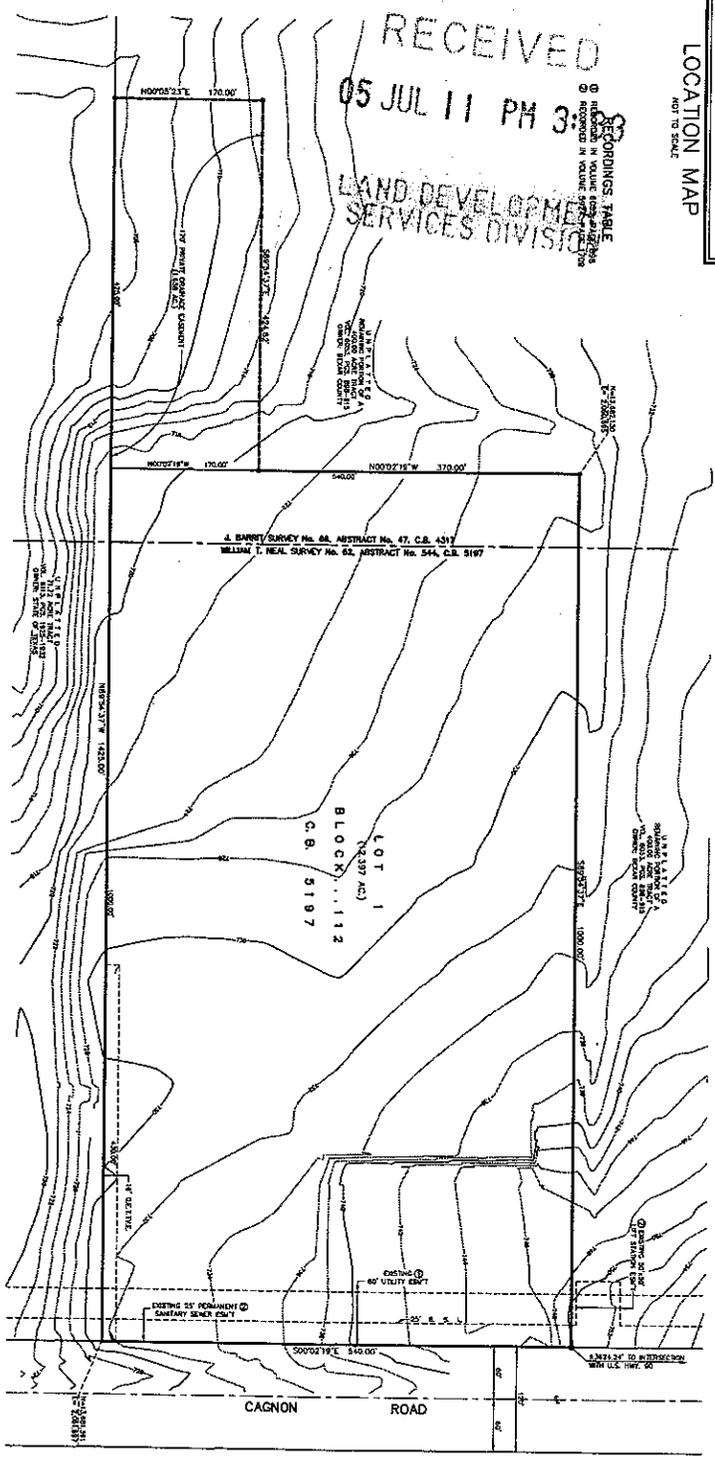
AGENDA ITEM NO: 19 July 27, 2005

OWNER/DEVELOPER:
 BEXAR COUNTY
 233 N. PECOS LA TRINIDAD, SUITE 420
 SAN ANTONIO, TEXAS 78207
 PHONE: (210) 335-6786



- "C.P.S. NOTES"**
- 1) THE CITY OF SAN ANTONIO IS A PART OF THE ELECTRIC AND GAS SYSTEM CITY OF SAN ANTONIO AND THE DISTRIBUTION AND SERVICE FACILITIES IN THE CITY OF SAN ANTONIO ARE THE PROPERTY OF THE CITY OF SAN ANTONIO. THE SERVICE FACILITIES ARE SHOWN ON THE PLAT AS LOCATED AT THE TIME OF THE SURVEY. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE LOCATION OF THE SERVICE FACILITIES OR FOR THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE LOCATION OF THE SERVICE FACILITIES OR FOR THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY.
 - 2) ANY ONE UNLAWFUL USE BEING MADE FROM ANY PORTION OF THE PLAT IS AT THE RISK OF THE USER OF THE PLAT. THE USER OF THE PLAT IS RESPONSIBLE FOR THE LOCATION OF THE SERVICE FACILITIES AND FOR THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY.
 - 3) THE PLAT IS NOT A GUARANTEE OF THE LOCATION OF THE SERVICE FACILITIES OR OF THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY. THE USER OF THE PLAT IS RESPONSIBLE FOR THE LOCATION OF THE SERVICE FACILITIES AND FOR THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY.
 - 4) THE USER OF THE PLAT IS RESPONSIBLE FOR THE LOCATION OF THE SERVICE FACILITIES AND FOR THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY.
 - 5) THE USER OF THE PLAT IS RESPONSIBLE FOR THE LOCATION OF THE SERVICE FACILITIES AND FOR THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY.

RECEIVED
 05 JUL 11 PM 3:30
 LAND DEVELOPMENT
 SERVICES DIVISION



**SUBDIVISION PLAT
 ESTABLISHING
 BEXAR COUNTY N.W.
 SERVICE CENTER**

BEING A 14.055 ACRE TRACT OUT OF THE REMAINING PORTION OF A 400.00 ACRE TRACT RECORDED IN VOLUME 8053, PAGE 898, REAL PROPERTY RECORDS, OUT OF THE WILLIAM T. NEAL SURVEY NO. 62, ABSTRACT No. 544, C.E. 5197 AND THE J. BARRETT SURVEY NO. 66, ABSTRACT No. 47, C.B. 4317, BEXAR COUNTY, TEXAS.

THE PLAT IS A REAL PROPERTY SERVICE CENTER AND HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

DATE: _____
 BY: _____
 SECRETARY

DATE: _____
 BY: _____
 SECRETARY

NOTE:
 USE OF THIS INSTRUMENT WILL BE CONSIDERED WITH A BOUNDING POINT STAGE. ALL EXISTING SURVEY DATA SHOWN HEREON ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE LOCATION OF THE SERVICE FACILITIES OR OF THE LOCATION OF THE SERVICE FACILITIES AT THE TIME OF THE SURVEY.

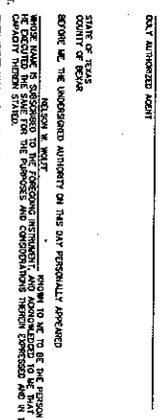
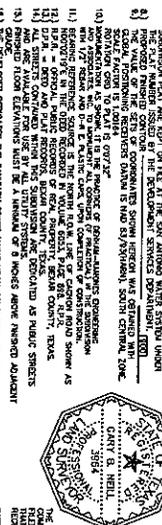
CERTIFICATE OF APPROVAL
 I, _____, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT AND THAT THE SAID TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT AND THAT THE SAID TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT.

STATE OF TEXAS
 COUNTY OF BEXAR
 I, _____, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT AND THAT THE SAID TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT.

Denham-Ramones Engineering and Associates, Inc.
 23801 Park Central, Suite 1390
 San Antonio, TX 78261
 (210) 448-5100 Office
 (210) 448-5122 Fax

LEGEND & NOTES

- 1) BOUNDING STRUCK LINE
- 2) BOUNDING STRUCK LINE
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STATE OF TEXAS
 COUNTY OF BEXAR
 I, _____, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT AND THAT THE SAID TRACT IS THE SAME TRACT AS THAT DESCRIBED IN THE ABSTRACTS AND SURVEYS REFERRED TO IN THE FOREGOING INSTRUMENT.

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 10 July 27, 2005

COSTABELLA AT THE VINEYARD MAJOR PLAT
050223 PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 B2

OWNER: Loop 1604 Group, G.P., by Johnny Stevens

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis Rion

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 12, 2005

Location: On the north side of FM 1604, 960 linear feet east of Huebner Road

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning: C-2, ERZD – Commercial District; Edwards Recharge Zone District

Plat is in accordance with:

P.O.A.D.P. # 428, Fund Subdivision was approved on October 3, 1994.

Proposed Use: Multi-Family & Multi-use Commercial

Major Thoroughfare: 1604 is an expressway

APPLICANT'S PROPOSAL:

To plat 7 non-single family lots consisting of 31.73 acres.

Approval.

STAFF RECOMMENDATION:

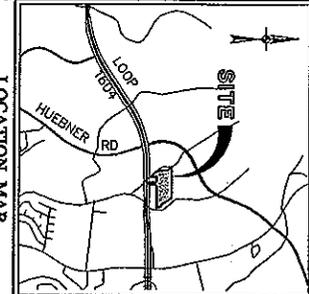
This plat meets all of the requirements for development over the recharge zone.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

DISCUSSION:



Date: Jul 05, 2005, 8:50am User ID: RArénoas
 File: P:\60188\00\Design\CIVIL\PLAT\PL089800.dwg



SCALE: 1"=100'

1000' RECLASIFICATION ZONE NOTE:
 THIS SUBDIVISION IS WITHIN THE 1000' RECLASIFICATION ZONE. DEVELOPMENT WITHIN THIS CITY CODE ENTAILS ADVISOR RECLASIFICATION ZONE AND WATERSHED PROTECTION, OR LATER RECLASIFICATION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN AN EXISTING ADJACENT PROPERTY UNLESS THE EXISTING ADJACENT PROPERTY OWNER HAS BEEN ADVISED BY THE CITY CLERK OF THE CITY OF SAN ANTONIO OF THE EXISTING ADJACENT PROPERTY OWNER'S RIGHTS AND OBLIGATIONS UNDER THIS CITY CODE. THE APPLICATOR HAS BEEN ADVISED BY THE EXECUTIVE DIRECTOR OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS
 COUNTY OF BEAVER
 THE OWNER OF THE LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

DEVELOPER: LOOP 1604 GROUP GENERAL PARTNERSHIP
 JOHNNY STEVENS
 GENERAL PARTNERS OF TEXAS INVESTMENTS
 P.O. BOX 782827
 WACO, TX 76728
 (817) 635-2100

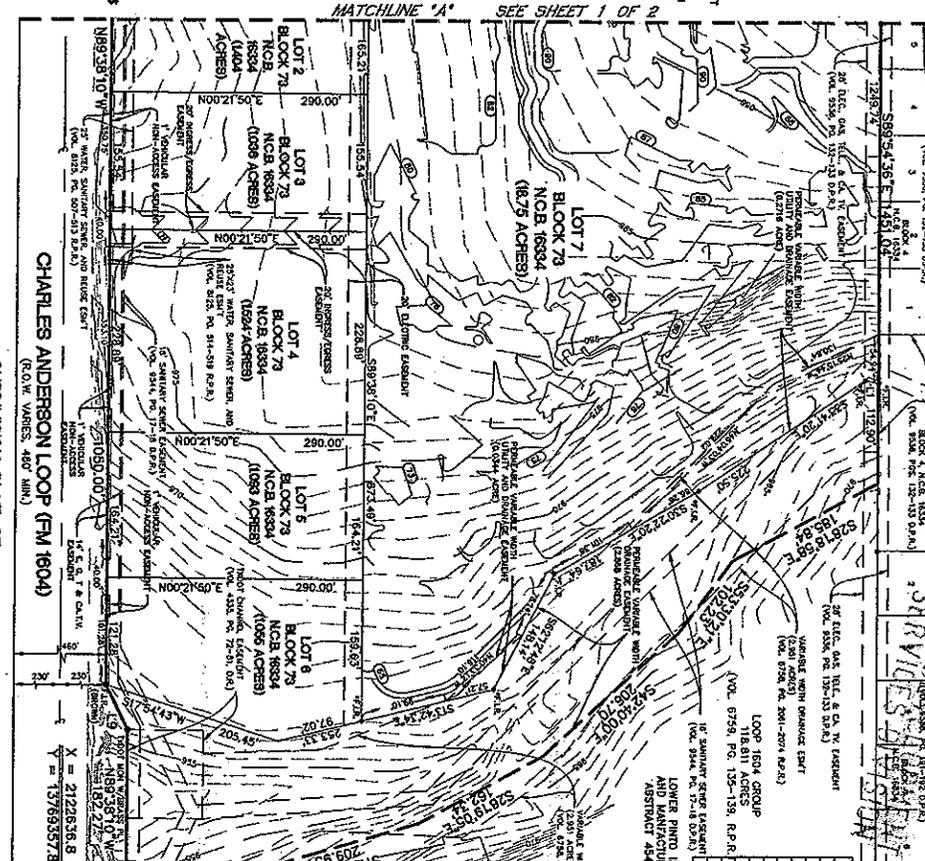
STATE OF TEXAS
 COUNTY OF BEAVER
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE DESIGN OF THIS PLAN AND THAT THE DESIGN OF THE LINED DEVELOPMENT CODE EXCEPT FOR THOSE REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
 COUNTY OF BEAVER
 I HEREBY CERTIFY THAT THE ABOVE PLAN COMPLIES WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PIPE-DAWSON ENGINEERS, INC.

IMPACT FEE EXEMPTION NOTE:
 BACKGROUND WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
 STREETS/PAVE LOT MUST BE ISSUED FOR THIS SITE UNTIL A STREETS/PAVE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 30-31 OF THE UNIFIED DEVELOPMENT CODE.

NOTES:
 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "TYPE-DAWSON"
 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
 3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (7007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.
 4. DIMENSIONS SHOWN ARE SURFACE.
 5. COMBINED SCALE FACTOR USED IS 0.99993.
 6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PLAT NO. 050223



WASTE WATER POLLUTION
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPER'S SERVICES DEPARTMENT.

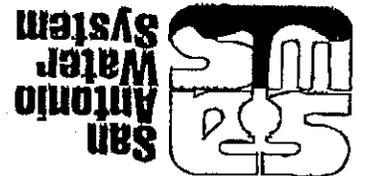
MANUAL FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

MANAGEABLE NOTE:
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF THE DRAINAGE ESSENTIALS SHOWN ON THIS PLAN AND LANDS OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE ESSENTIALS, AS OF THE DATE OF THIS PLAT, SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO AND BEAVER COUNTY SHALL HAVE THE RIGHT OF INTEREST AND EGRESS OVER GRANITORS ADJACENT PROPERTY TO REMOVE AND REPAIR DRAINAGE ESSENTIALS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE ESSENTIALS. (COMBINED NOTE FROM 35-500(X) P. 5-48 AND 35-505 (X)(1) P. 5-59)

COSTABELLA AT THE VINEYARD
 SUBDIVISION PLAT OF
 BEING A 31.73 ACRE TRACT OF LAND OUT OF A 118.81 ACRE TRACT CONVEYED TO LOOP 1604 GROUP AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6739, PAGES 35-139 OF THE OFFICIAL PUBLIC RECORDS OF BEAVER COUNTY, TEXAS OUT OF THE LOWER FUND REVISION OF A TRACT OF LAND CONVEYED TO THE CITY OF SAN ANTONIO, BEAVER COUNTY, TEXAS NOW IN NEW CITY BLOCK 18334 OF THE CITY OF SAN ANTONIO, BEAVER COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
 1986-2005 * 40 YEARS OF EXCELLENCE

COURT CLERK OF BEAVER COUNTY
 COUNTY CLERK, BEAVER COUNTY, TEXAS



Our Water Our Future

Mr Todd Blackmon, P.E.

Pape-Dawson Engineers, Inc.

555 East Ramsey

San Antonio, Texas 78216

RE: File No. 0411012 - Request for review of Costabella at the Vineyard Subdivision, Plat No. 050223 located along the westbound frontage of Loop 1604 between Blanco Road and Huebner Road

Dear Mr. Blackmon:

On April 12, 2005, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observation of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 31.73 acres located entirely within the EARZ. No sensitive recharge features were observed on the site. The eastern portion of the property lies in floodplain area.

The proposed development is a Category 1 property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated June 1, 2005. An Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) for review and approval.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Costabella at the Vineyard Subdivision, Plat No. 050223.

Sincerely,

Kirk M. Nixon

Kirk M. Nixon

Manager

Resource Protection Division

KMN:JIM.pzg

1001 E. Market St. • P.O. Box 2449 • San Antonio, TX • 78298-2449 • 210-704-SAWS
Received Jul-08-2005 12:05pm From: To:PAPE-DAWSON Page 002

PLANNING COMMISSION
SUBDIVISION
 AGENDA ITEM NO: 21 July 27, 2005

TIMBER PATH PARK
SUBDIVISION NAME

MAJOR PLAT

050289
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 B4

OWNER: Olmos Oaks, L.P., by Michael Lancaster

ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Robert Liesman

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 12, 2005

Location: On the west side of Timber Path, between Northwest Trail and Timberwilde Dr.

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 25 single family lots with 460 linear feet of public streets consisting of 4.4952 acres.

STAFF RECOMMENDATION:

Approval.

SUBDIVISION PLAT

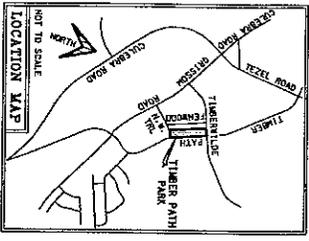
TIMBER PATH PARK

BEING 4.982 ACRES OF LAND OUT OF THE ELIZABETH PLUMMET SURVEY... BEAR COUNTY TEXAS... DEED RECORDS OF BEAR COUNTY, TEXAS...

- NOTES: 1. 28 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED. 2. NO CHANGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE STREET OR SIDEWALK. 3. THE 10' WIDE DRIVEWAY SHALL BE PLACED WITHIN LOTS 28 AND 27, BLOCK 2, SHALL BE OUTSIDE FENCED AREA.

BEARING & DISTANCE TABLE with columns for NO., BEARING, DIST., and a small table with values like 6.00', 10.00', 15.00', 20.00', 25.00', 30.00', 35.00', 40.00', 45.00', 50.00', 55.00', 60.00', 65.00', 70.00', 75.00', 80.00', 85.00', 90.00', 95.00', 100.00', 105.00', 110.00', 115.00', 120.00', 125.00', 130.00', 135.00', 140.00', 145.00', 150.00', 155.00', 160.00', 165.00', 170.00', 175.00', 180.00', 185.00', 190.00', 195.00', 200.00', 205.00', 210.00', 215.00', 220.00', 225.00', 230.00', 235.00', 240.00', 245.00', 250.00', 255.00', 260.00', 265.00', 270.00', 275.00', 280.00', 285.00', 290.00', 295.00', 300.00', 305.00', 310.00', 315.00', 320.00', 325.00', 330.00', 335.00', 340.00', 345.00', 350.00', 355.00', 360.00', 365.00', 370.00', 375.00', 380.00', 385.00', 390.00', 395.00', 400.00', 405.00', 410.00', 415.00', 420.00', 425.00', 430.00', 435.00', 440.00', 445.00', 450.00', 455.00', 460.00', 465.00', 470.00', 475.00', 480.00', 485.00', 490.00', 495.00', 500.00', 505.00', 510.00', 515.00', 520.00', 525.00', 530.00', 535.00', 540.00', 545.00', 550.00', 555.00', 560.00', 565.00', 570.00', 575.00', 580.00', 585.00', 590.00', 595.00', 600.00', 605.00', 610.00', 615.00', 620.00', 625.00', 630.00', 635.00', 640.00', 645.00', 650.00', 655.00', 660.00', 665.00', 670.00', 675.00', 680.00', 685.00', 690.00', 695.00', 700.00', 705.00', 710.00', 715.00', 720.00', 725.00', 730.00', 735.00', 740.00', 745.00', 750.00', 755.00', 760.00', 765.00', 770.00', 775.00', 780.00', 785.00', 790.00', 795.00', 800.00', 805.00', 810.00', 815.00', 820.00', 825.00', 830.00', 835.00', 840.00', 845.00', 850.00', 855.00', 860.00', 865.00', 870.00', 875.00', 880.00', 885.00', 890.00', 895.00', 900.00', 905.00', 910.00', 915.00', 920.00', 925.00', 930.00', 935.00', 940.00', 945.00', 950.00', 955.00', 960.00', 965.00', 970.00', 975.00', 980.00', 985.00', 990.00', 995.00', 1000.00'

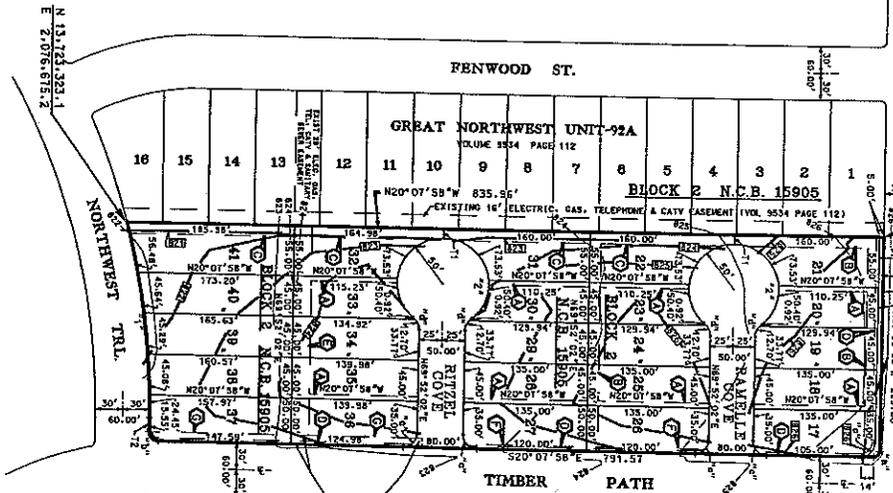
CURVE DATA table with columns for NO., RADIUS, DELTA, TANGENT, EASEMENT, and values like 1 830.00', 14.58', 127.109, 216.94', 247.87'



SCALE: 1" = 100' BEARING BASED ON THE WEST PROPERTY LINE OF GREAT NORTHWEST UNIT-92A AS BEING N20°07'58" W

- LEGEND: EXISTING ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, EASEMENT, ETC.

RECEIVED 05 JUL 11 PM 3: LAND DEVELOPMENT SERVICES DIVISION



DEVELOPER / OWNER: OLGA OAKS L.P., 8803 GRIMMILL, SUITE 1, SAN ANTONIO, TEXAS 78239

LOT 1 BLOCK 1 N.C.B. 15091, TIMBERWILDE ELEMENTARY SCHOOL, VOLUME 3329 PAGE 137

EXISTING 10' SANITARY SEWER EASEMENT, VOLUME 3100 PAGE 43

LOT 1 BLOCK 90 GREAT NORTHWEST UNIT 47, VOLUME 3200 PAGE 244

STATE OF TEXAS, COUNTY OF BEXAR... I, OLGA OAKS L.P., do hereby certify that the foregoing plat... is a true and correct copy of the original...

STATE OF TEXAS, COUNTY OF BEXAR... I, OLGA OAKS L.P., do hereby certify that the foregoing plat... is a true and correct copy of the original...

NOTICE: THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS... shown on the plat... and to the provisions of the plat...

MAKONA BOSE, COPELAND & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS, 805 Center Parkway North, San Antonio, Texas 78232

STATE OF TEXAS, COUNTY OF BEXAR... I, OLGA OAKS L.P., do hereby certify that this plat and files are correct...

PLANNING COMMISSION
SUBDIVISION
 AGENDA ITEM NO: 02 July 27, 2005

ANCIRA EXPO
SUBDIVISION NAME

MINOR PLAT

050030
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 549 A3

OWNER: Bullish Resources, by Gregory Spence

ENGINEER: SIA Engineering, Inc., by Sia Sayyadi

CASE MANAGER: Elizabeth Carol, Senior Administrative Assistant

Date filed with Planning Commission: July 11, 2005

Location: On the southeast side of Expo Blvd, and extending northeast from I. H. 10 West

Services Available: SAWS Water and Sewer

Zoning: C-3 Commercial District; PUD – Planned Unit Development

Plat is in accordance with:

P.U.D. # 05-024, Ancira Expo was approved on May 25, 2005.

Proposed Use: Automobile Sales

Major Thoroughfare: I. H. 10 is an expressway.

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 4.97 acres. dedication and construction of the cul-de-sac should not be their responsibility.

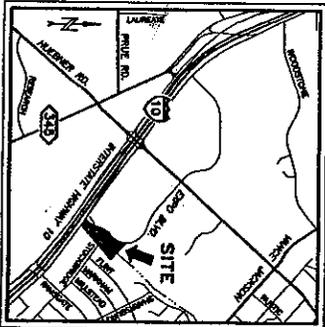
STAFF RECOMMENDATION:

Approval

RECEIVED

05 JUL -8 PM 4: 18

LAND DEVELOPMENT SERVICES DIVISION



CURVE DATA 1/2"

DELTA	227.87°
RADIUS	442.00'
LENGTH	173.55'
TANGENT	82.91'
CHORD	172.43'

CURVE DATA 3/4"

DELTA	39.99°
RADIUS	358.00'
LENGTH	249.83'
TANGENT	130.35'
CHORD	244.89'

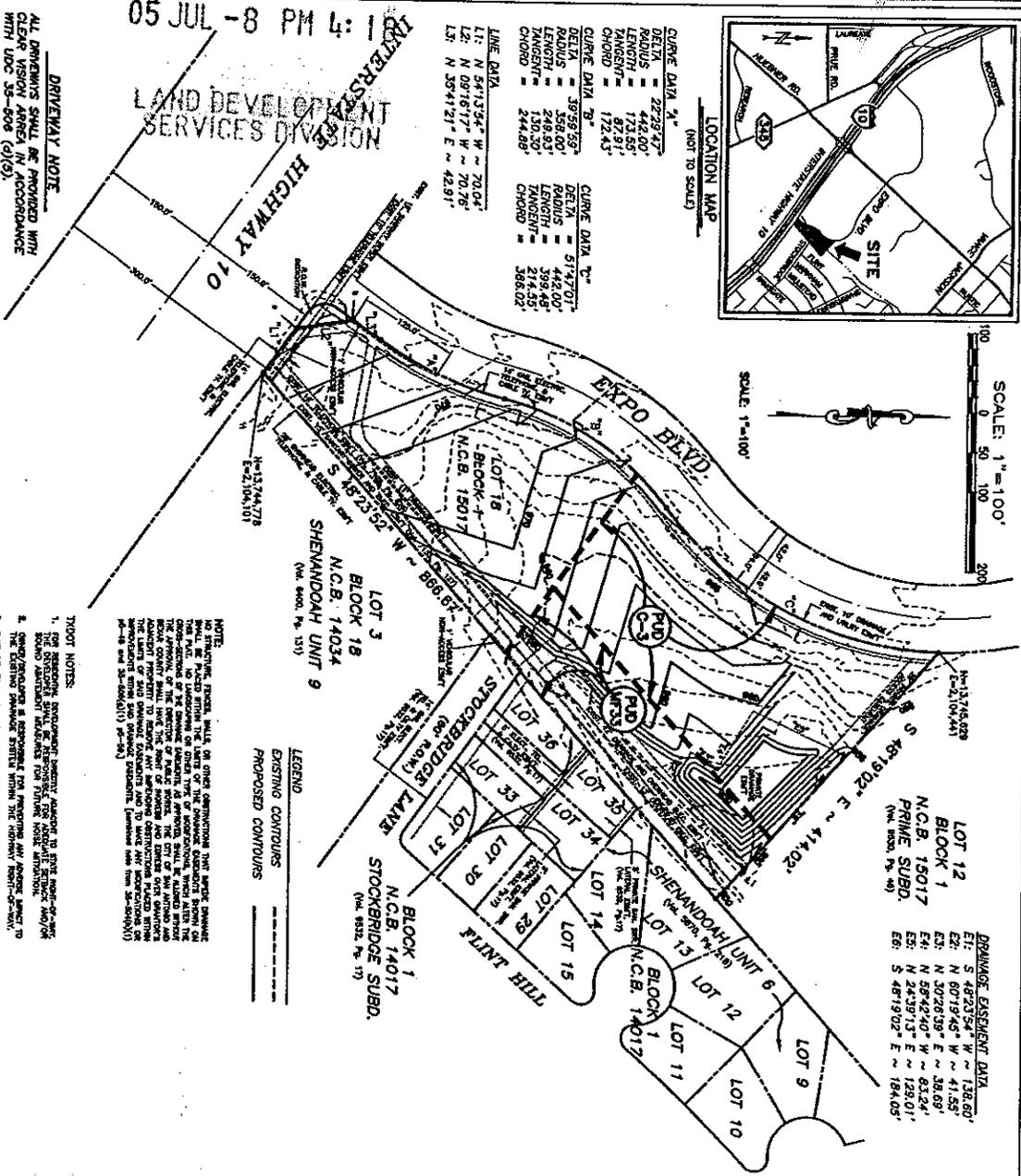
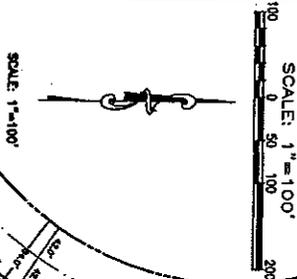
CURVE DATA 1"

DELTA	51.42°
RADIUS	442.00'
LENGTH	399.45'
TANGENT	214.35'
CHORD	386.02'

LINE DATA

LS	N 41.1542° W	70.04'
LS	N 09.1817° W	70.76'
LS	N 39.4121° E	42.91'

LOCATION MAP (NOT TO SCALE)



DRAINAGE EASEMENT DATA

E1:	S 48°23'54" W ~ 138.80'
E2:	N 60°19'45" W ~ 41.55'
E3:	N 30°26'19" E ~ 38.69'
E4:	N 55°42'40" W ~ 63.24'
E5:	N 24°39'13" E ~ 129.01'
E6:	S 48°19'02" E ~ 184.05'

DRIVEWAY NOTE
ALL DRIVEWAYS SHALL BE PROVIDED WITH CURBS AND FINISHES IN ACCORDANCE WITH UDC 35-506 (3)(5).

STREETSCAPE NOTE
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE.

IMPACT FEE PAYMENT DUE
THE OWNER HAS RECEIVED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WRITER LETTER SET AND/OR MASTER/OWNER SERVICE CONNECTION.

ACCESS NOTE
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS PER U.D.C. 35-506 (3)(5).

RESTRICTIONS NOTE
THE NUMBER OF MOTORIST DEVELOPMENT PERMITTING LOTS SHALL NOT EXCEED THE NUMBER OF MOTORIST DEVELOPMENT PERMITTING LOTS SHOWN ON THE PLAT MAPS RECORDED BY THE DEVELOPMENT SERVICES DIVISION.

OPEN NOTE
ANYTHING IN A PART OF THE EASEMENT AND THE PARTS (OR PARTS) THEREOF WHICH IS IN CONFLICT WITH THE EASEMENT AND THE PARTS THEREOF SHALL BE DEEMED TO BE VOID AND OF NO EFFECT. THE EASEMENT AND THE PARTS THEREOF SHALL BE VOID AND OF NO EFFECT IF THE EASEMENT AND THE PARTS THEREOF ARE IN CONFLICT WITH THE EASEMENT AND THE PARTS THEREOF.

GENERAL NOTE
THE PLAT MAPS RECORDED BY THE DEVELOPMENT SERVICES DIVISION SHALL BE THE AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS SHOWN ON THIS PLAT MAP.

LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS

NOTE
NO STRUCTURE, FENCE, WALL, OR OTHER CONSTRUCTION SHALL BE CONSTRUCTED ON THIS PLAT MAP WITHOUT THE WRITTEN APPROVAL OF THE DEVELOPMENT SERVICES DIVISION. THE DEVELOPMENT SERVICES DIVISION SHALL BE THE AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS SHOWN ON THIS PLAT MAP.

- TWOOT NOTES:**
1. FOR RESERVING DEVELOPMENT RIGHTS SUBJECT TO STATE RESTRICTIONS, THE DEVELOPMENT SERVICES DIVISION SHALL BE THE AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS SHOWN ON THIS PLAT MAP.
 2. THE DEVELOPMENT SERVICES DIVISION SHALL BE THE AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS SHOWN ON THIS PLAT MAP.
 3. THE DEVELOPMENT SERVICES DIVISION SHALL BE THE AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS SHOWN ON THIS PLAT MAP.
 4. THE DEVELOPMENT SERVICES DIVISION SHALL BE THE AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE LOTS AND BLOCKS SHOWN ON THIS PLAT MAP.



SIA ENGINEERING, INC.
SAN ANTONIO, TEXAS 78208-6203
(810) 341-8800 FAX (810) 378-0663

- GENERAL NOTES:**
1. 6" - INDICATES PROPERTY CORNER
 2. 1/4" - INDICATES PROPERTY CORNER
 3. PROPERTY CORNER MARKERS NOTED
 4. PROPERTY CORNER MARKERS NOTED
 5. PROPERTY CORNER MARKERS NOTED
 6. PROPERTY CORNER MARKERS NOTED
 7. PROPERTY CORNER MARKERS NOTED
 8. PROPERTY CORNER MARKERS NOTED
 9. PROPERTY CORNER MARKERS NOTED
 10. PROPERTY CORNER MARKERS NOTED

PLAT NO. 050030
PLAT ESTABLISHING
ANCIRA EXPO
SUBDIVISION
A PLANNED UNIT DEVELOPMENT (P.U.D.)

BEING A 4.87 ACRE TRACT OF LAND OUT OF THE M.L.I. GUERRA NO. 88, ABSTRACT 280, N.C.B. 15017, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THE PLAT OF ANCIRA EXPO SUBDIVISION HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

BY _____ COUNTY CLERK
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE UNDEVELOPED AMOUNT ON THIS PLAT PERSONALLY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 3 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 2 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 1 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 4 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 5 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 6 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 7 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CORNER 8 TO THE ANCIRA EXPO SUBDIVISION IS ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF BEAR COUNTY, TEXAS, ON THIS DATE OF _____ A.D. 20____.

PLANNING COMMISSION
PLAT DEFERRAL
 AGENDA ITEM NO: 73 July 27, 2005

LAKHANI SUBDIVISION
 SUBDIVISION NAME:

050378
 PLAT #:

COUNCIL DISTRICT: 5

FERGUSON MAP GRID: 616 B-4

OWNER: Amin Lakhani

ENGINEER: Fisher Engineering, Inc. by Ginny Graygor
CASE MANAGER: Dustin R. Finley

Location: At the southwest corner of West Commerce and Smith Street.

Zoning: II Light Industrial

Proposed use: Convenience Store

APPLICANT'S PROPOSAL:

To plat I non-single family lot consisting of 0.369 acres.

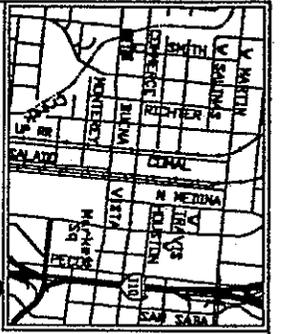
APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation. The applicant states that any delay in the construction of improvements to the existing building may cause him to be penalized both personally and financially under the contract he has with the bank. The applicant further asserts that the property was purchased as part of a package of several other stores and that financing was set up and approved by the bank based on the future income to be generated from all of the stores.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.



SITE LOCATION
NOT TO SCALE

OWNER/DEVELOPER
 ANDREW LANGRISH
 SHARON LANGRISH
 VEST COLLEGE REAL ESTATE, LTD
 SAN ANTONIO, TX 78227
 PHONE: (210) 771-0815

NOTES:
 1. SHOWN FROM PLANS ON SET AT ALL CORNERS.
 2. OWNER TO COMPLY WITH ALL ORDINANCE REQUIREMENTS
 TO STREETCLOSURE PLANNING STANDARDS DURING THE
 PLANNING PERIOD. PLANNING STANDARDS
 SHOWS THE MINIMUM PERMIT PROCESS.

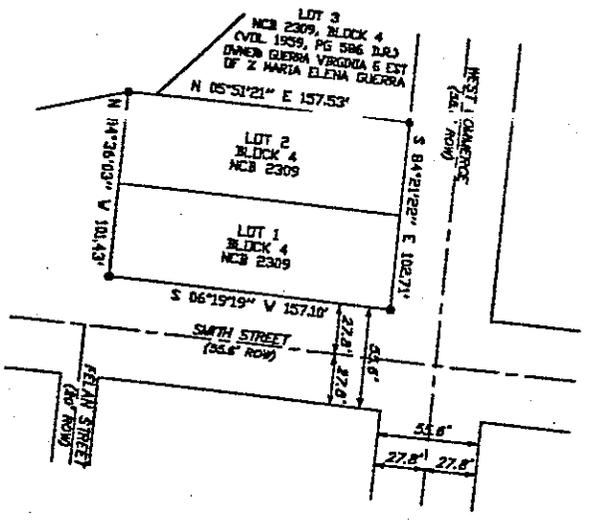
WARNING: SEE NOTE
 THE NUMBER OF SUBDIVISIONS ESTABLISHED INCLUDING UNITS COVERED BY
 THIS PLAN SHALL BE LIMITED TO THE NUMBER OF UNITS COVERED BY THE
 ORIGINAL PLANNING PERIOD UNDER THE PLAN. THE NUMBER SHALL BE THE CITY OF SAN ANTONIO
 DEVELOPMENT SERVICES DEPARTMENT.

**TOWNERS SHALL PROVIDE FOR SHARED CROSS
 ACCESS WITH ADJACENT LOTS SECTION 28-206 (C-2)**

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAN IN RESPONSE TO THE CITY OF SAN ANTONIO'S
 AUTHORIZED AGENT, DESIGNATED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN
 REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED
 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A. M. P.M.



27 LIBERTY LOT - DETAIL

THIS PLAN OF LAND SUBDIVISION
 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN
 REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED
 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A. M. P.M.

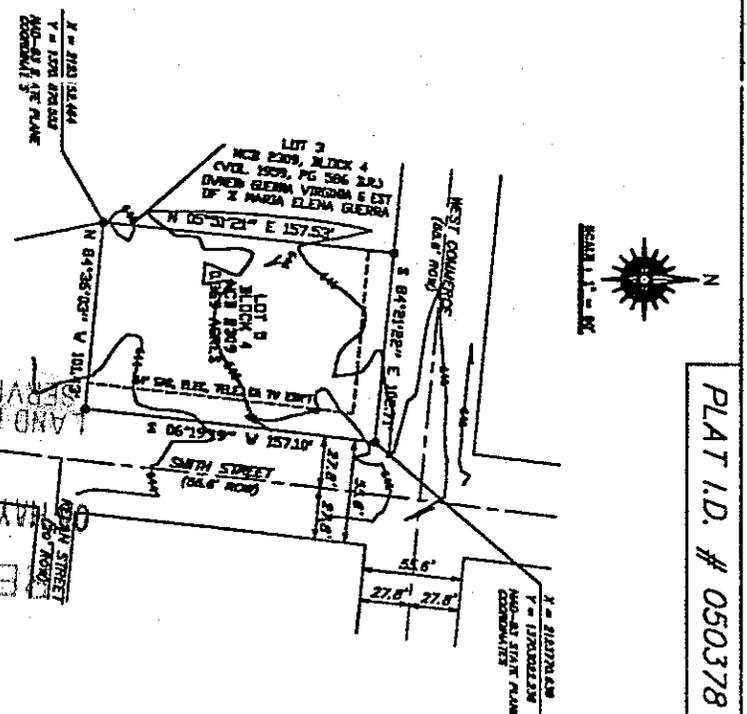
31. _____ DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF BEXAR

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN
 THIS PLAN TO THE MATTERS OF ALTIMETER, LOTS AND ALL REQUIREMENTS OF THE
 CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE
 DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED
 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A. M. P.M.

31. _____ LICENSED PROFESSIONAL ENGINEER



PLAT I.D. # 050378

LAKSHAH SUBDIVISION

A CERTAIN PART OF THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN
 REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED
 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A. M. P.M.

31. _____ DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF BEXAR

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN
 THIS PLAN TO THE MATTERS OF ALTIMETER, LOTS AND ALL REQUIREMENTS OF THE
 CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE
 DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED
 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A. M. P.M.

31. _____ LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I, HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS
 FOR THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE
 DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED
 IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A. M. P.M.

31. _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY
 CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE, ON THE
 _____ DAY OF _____ A. M. P.M. AT _____ AND SAID RECORDS THE _____ DAY OF
 _____ A. M. P.M. IN THE RECORDS OF SAID COUNTY, IN BEXAR COUNTY, TEXAS.
 BY _____ COUNTY CLERK, BEXAR COUNTY, TEXAS



**FISHER
 ENGINEERING, INC.**
 SAN ANTONIO, TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

FBI #05-018

Ayram Lakhani

Sincerely,

I would appreciate your approval of this request during the next available Planning Commission hearing.

If this deferral is not approved there is a strong possibility that I will be penalized financially, both personally and business-wise under the contract with my bank. This property was purchased as part of a package of several other stores. Financing was set up and approved based on the future income to be generated from all of the stores. Good business practice dictates that I have all stores up and running in order to honor my debt. There is no income being generated by this store at this time.

During the building permit process it was determined that this property needed an updated plat. I am now on hold with the building permit department until my request for deferral has been approved. This property as I stated above is an existing convenience and the additions I wish to make will only enhance my service to the community. I did not anticipate this delay.

I am hereby requesting a plat deferral for said property. The proposed project involves remodeling and an addition to the existing convenience store on the property. The property was originally platted in Volume 859, page 466 and found in the Brown Block Book records. The property is located at 1602 W. Commerce.

This is to advise you that Fisher Engineering, Inc. 1825 Radium Drive, San Antonio, Texas 78216 has been formally retained to prepare the required plat on the above referenced property.

Dear Mr. Moncivais:

Re: Subdivision Plat Deferral, Lakhani Subdivision, Proposed 1-Lot plat
0.368 acres of land, Lots 1 & 2, Block 4, NCB 2309, San Antonio, Bexar County,
Texas, Bexar Appraisal District #02309-004-0010.

Mr. Emil Moncivais
Director of Planning
City of San Antonio
114 West Commerce Street
P.O. Box 839966
San Antonio, Texas 78283-3966

May 2, 2005

AMIN LAKHANI
WEST COMMERCE REAL ESTATE, L.L.C.
2317 PINN ROAD
SAN ANTONIO, TX 78227

RECEIVED
05 JUN 17 PM 3:55

PLANNING COMMISSION
PLAT DEFERRAL
 AGENDA ITEM NO: July 27, 2005

PLAT #:
050491

MUGICA
 SUBDIVISION NAME:

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 615 D-7

OWNER: Greg Parra

ENGINEER: ADA Consulting Group, by Donald Oroian

CASE MANAGER: Elizabeth Carol, Senior Administrative Assistant

Location: On the west side of Cupples, south of Saltillo

Zoning: MF-33 Multi family District

Proposed use: Multifamily

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot consisting of 0.489 acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation. The applicant states that the project and construction can not begin without the financing. In addition the delay would result in an interruption to the construction schedule. Many of these construction workers have already been employed. The applicant has also stipulated that the deferral would allow them to provide new residential dwelling units in the southside.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.

2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

June 27, 2005

City of San Antonio Development Services
Subdivision Section
1901 S. Alamo Street
San Antonio, TX 78204

RE: MUGICA SUBDIVISION
414 Cupples
San Antonio, TX 78237
COSA Plat ID# 050491

SUB: Plat Deferral Request Letter

To Whom it May Concern

This letter is to request a plat deferral for the above referenced proposed subdivision. I have formally retained the following engineer to prepare the plat. The engineering is retaining a professional land surveyor who performed the land title survey to obtain contours and certify the proposed plat:

Engineer:

Donald Orojan, P.E.
ADA Consulting Group, Inc.
12018 Warfield
San Antonio, TX 78216
(210) 340-5670 FAX: (210) 403-9800

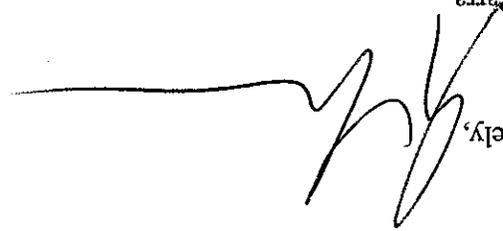
Will Perrin, RPLS
Westar Alamo Land Surveyors, Inc.
PO Box 1036
Helotes, TX 78023
(210) 372-9500 FAX: (210) 372-9999

Surveyor (retained by engineer)

This plat deferral is needed to help coincide construction start with project financing disbursement. Many construction workers have been scheduled to work on this project and without plat deferral consideration the ability for this project to offer employment to these workers may be problematic. The consequences would be potential interruption of work for local construction workers as well as a delay in interested parties to live in new residential dwelling on the south side of San Antonio.

I appreciate your consideration in this matter. If you have any questions please call me at (210) 389-1420.

Sincerely,



Greg Parra
Owner's Agent

PLANNING COMMISSION
SUBDIVISION
 AGENDA ITEM NO: 25 July 27, 2005

WILDERNESS OAKS

MAJOR PLAT

050207
 PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 D2

OWNER: Jerbo San Ann Land, Ltd, by James J. O'Brien

ENGINEER: Hallenberger Engineering, L. C., by Charles R. Hallenberger, P.E.
CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: July 12, 2005

Location: Extending Wilderness Oak from the intersection of Hardy Oak, Stone Oak Parkway Phase II Unit I.

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning: ROW, ERZD Right of Way and Edward Recharge Zone District

Plat is in accordance with: P.O.A.D.P. # 358C, Heights at Stone Oak was approved on 04-27-98

Proposed Use: Roadway

APPLICANT'S PROPOSAL:

To plat 3,210 linear feet of public streets consisting of 7.756 acres.

DISCUSSION:

The Department of Development Services has cited: Section 35-506(d)(1) (Table 506-3) of the UDC regarding Pavement Width, K-Values, Grades and Medians. The development consists of a 3,210-foot extension of Wilderness Oak beyond its intersection with Hardy Oak. The first 1,200 feet of Wilderness Oak was built under Plat No. 970320. A three year + a 1 month time-extension was granted to allow completion of the unfinished improvements. The original plat (970320) expired due to outstanding/unfinished improvements and a new plat number was applied for and the original plans were resubmitted for review. The engineer upgraded the pavement design to an arterial section for the remaining 2,000 feet in response to Streets and Drainage review comments. The applicants engineer has submitted a request for variances to the requirements.

The applicant states that a variance was approved for Plat No. 970320 on January 28, 1998 regarding Pavement Width, K-Values and Grades. There was an additional variance granted for pavement design for a collector rather than an arterial street. The variances were granted for the following reasons:

1. Reduced pavement width over the Edwards Recharge Zone.
2. No roadway or driveway intersections along Wilderness Oak for that portion with no median.
3. An agreement with the Legend Oak Neighborhood Association for a landscape buffer.
4. Topographical reasons for reducing K-Values to those in the range required by a collector section.

Note: The plat is unchanged, the construction plans are essentially unchanged and a similar variance was previously granted by the Planning Commission.

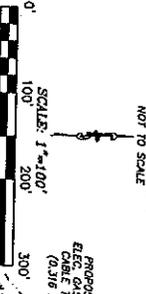
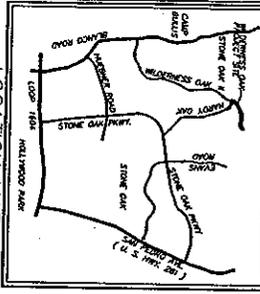
Development Services Department has no objection to the granting of applicable variances as indicated in their attached report.

STAFF RECOMMENDATION:

Approval.

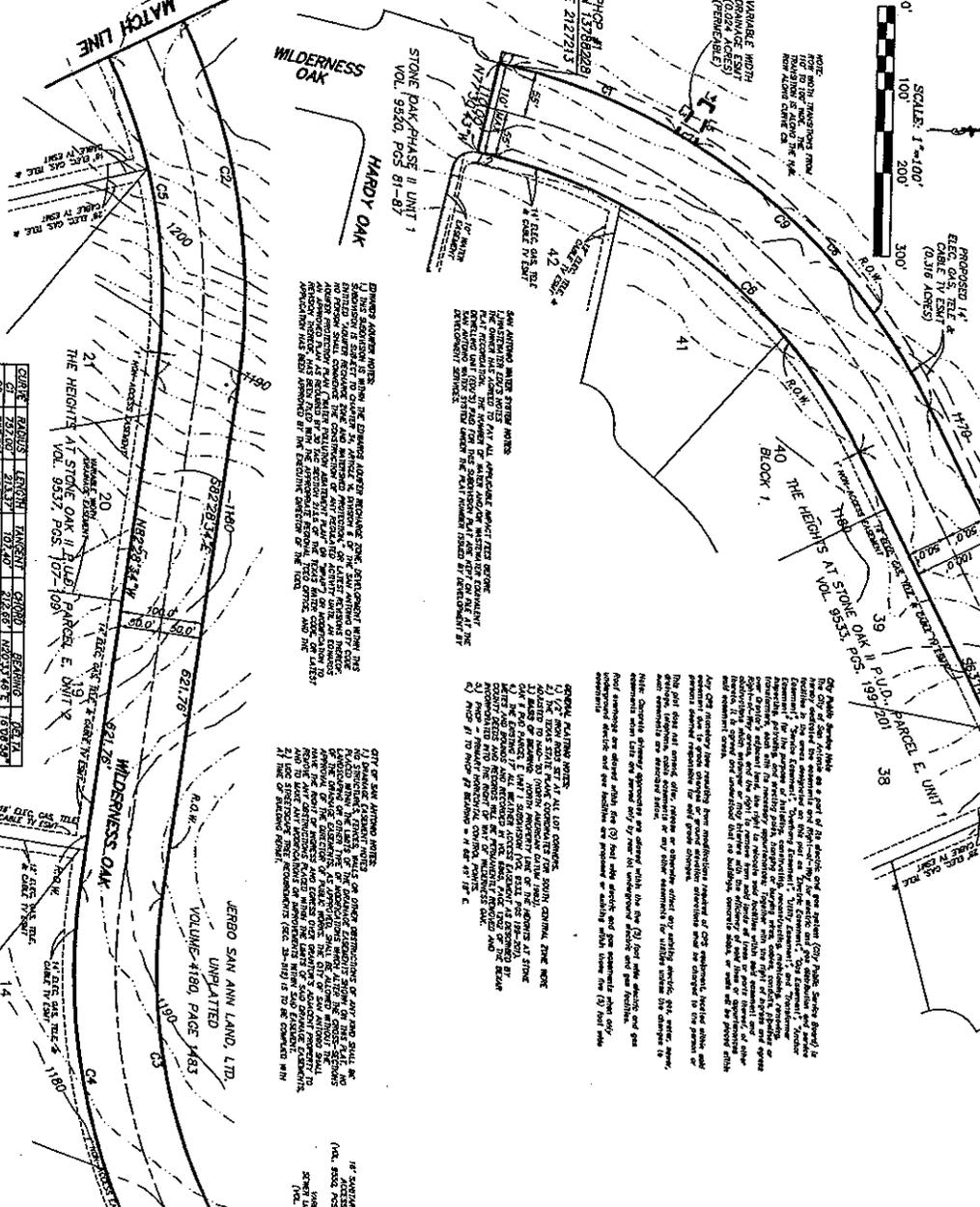
PLAT NO: 050207

WILDERNESS OAK



JERBO SAN ANN LAND, LTD UNPLATTED VOLUME 4180, PAGE 1483

JERBO SAN ANN LAND, LTD UNPLATTED VOLUME 4180, PAGE 1483



LINE	DIRECTION	DISTANCE
1	S 72° 22' 17" W	13.93
2	N 75° 52' 42" W	13.93
3	N 75° 52' 42" W	13.93
4	N 75° 52' 42" W	13.93
5	S 72° 22' 17" W	13.93
6	S 72° 22' 17" W	13.93
7	S 72° 22' 17" W	13.93

GRADE	BEARING	LENGTH	MARKERS	REMARKS
G1	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G2	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G3	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G4	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G5	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G6	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G7	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G8	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G9	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G10	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G11	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G12	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G13	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G14	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G15	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G16	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G17	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G18	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G19	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G20	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G21	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G22	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G23	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G24	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G25	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G26	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G27	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G28	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G29	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G30	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G31	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G32	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G33	S 72° 22' 17" W	107.40	21X28	BOUNDARY
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G40	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G41	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G42	S 72° 22' 17" W	107.40	21X28	BOUNDARY
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G47	S 72° 22' 17" W	107.40	21X28	BOUNDARY
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G50	S 72° 22' 17" W	107.40	21X28	BOUNDARY
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G58	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G59	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G60	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G61	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G62	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G63	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G64	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G65	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G66	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G67	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G68	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G69	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G70	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G71	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G72	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G73	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G74	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G75	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G76	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G77	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G78	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G79	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G80	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G81	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G82	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G83	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G84	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G85	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G86	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G87	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G88	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G89	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G90	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G91	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G92	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G93	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G94	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G95	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G96	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G97	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G98	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G99	S 72° 22' 17" W	107.40	21X28	BOUNDARY
G100	S 72° 22' 17" W	107.40	21X28	BOUNDARY

ENGINEER'S CERTIFICATE: I HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRIVEWAY LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PLAT COMFORMS TO ALL REQUIREMENTS OF THE UNPLATTED ACT AND THE REGULATIONS THEREOF AS ENFORCED BY THE SAN ANTONIO PLANNING COMMISSION.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: JAMES G. O'BRYEN

OWNER/DEVELOPER: JERBO SAN ANN LAND, LTD. 2911 ESTANCO, CIRCLE SAN ANTONIO, TEXAS 78248

ENGINEER: HALLEMBERGER ENGINEERING, L.C. 308 S. BRIDGES, SUITE 100 SAN ANTONIO, TEXAS 78204

STATE OF TEXAS: I HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRIVEWAY LAYOUT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PLAT COMFORMS TO ALL REQUIREMENTS OF THE UNPLATTED ACT AND THE REGULATIONS THEREOF AS ENFORCED BY THE SAN ANTONIO PLANNING COMMISSION.

FILED: JUNE 1, 2008. 028 NO. 05-102 SHEET NO. 1 OF 1. COUNTY CLERK, BEAR COUNTY, TEXAS

HALLENBERGER ENGINEERING, L.C.
Consulting Engineers

RECEIVED

RECEIVED

05 FEB 29 AM 9:59

05 MAR 17 PM 3:30

LAND DEVELOPMENT SERVICES DIVISION

LAND DEVELOPMENT SERVICES DIVISION

ROSALIE HALLENBERGER

President

CHARLES R. HALLENBERGER, PE

Manager

City of San Antonio Planning Commission

1901 S. Alamo St.

San Antonio, Texas 78283-3966

Re:

Wilderness Oak
Plat No.: 050207
Variance Request

(approved)
97320

Dear Planning Commission,

We are requesting a variance to UDC Section 35-506 (d) (1) Table 506-3 in regards to Cross Section and Construction Standards for Conventional Streets. The line items for variance are for "K" Crest Curve, "K" Sag Curve, Grade (max), Grade (min), and Median requirements for secondary arterial streets.

A previous subdivision plat for this portion of Wilderness Oak was approved under plat number 970320 on January 28, 1998 but expired on January 27, 2004. Variances were granted with that plat for the same items mentioned above based on the reasoning of secondary arterial streets located over the Edwards Aquifer Recharge Zone were allowed to be designed as collector streets.

Approximately 1200 linear feet of the street has already been constructed. The remaining 2000 linear feet (Phase 2) was not constructed because of two reasons. First, it did not provide access to any future development as shown with the Heights at Stone Oak POADP (#358C) and PUD Plan (#98-027D). The second reason was to wait for the construction of the Canyon Springs extension of Wilderness Oak that meets at the common property line with this subdivision plat. Building Phase 2 of the roadway before this connection point was established would have allowed the pavement to deteriorate because of the lack of traffic loading.

UDC Section 35-483 (e) lists a series of five items that need to be addressed to grant a variance.

- ◆ If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property. The previously approved plans for Wilderness Oak were approved by the Legend Oaks' Neighborhood Association with a 20-foot landscape buffer along the boundary of the subdivision. In order to provide that landscape buffer, the Wilderness Oak subdivision plat was approved by the Planning Commission as a part of a demonstration project for construction of arterial streets over the Edwards Aquifer Recharge Zone, which allows the design to comply with collector street standards. As part of the demonstration project, the street right-of-way has been increased to 100 feet from the required 86 feet. Complying with the regulations would null the agreement with the Neighborhood Association and create a major issue with over 60 homeowners.
- ◆ The hardship relates to the applicant's land, rather than personal circumstances. The alignment of the street was determined by the Major Thoroughfare Plan and the topography along that alignment creates this hardship.
- ◆ The hardship is unique, or nearly so, rather than one shared by many surrounding properties. These regulations would require reconstruction of the existing street and intersection with Heights Blvd. The hardship is also due to existing single-family residential developments adjacent to the subdivision plat. Meeting the design requirements would bring retaining walls to the back of these lots and provide a safety hazard.
- ◆ The hardship is not the result of the applicant's own actions. The project was delayed so that it could be completed with the arterial street construction in Canyon Springs.
- ◆ The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of the property in the area in accordance with regulations. Granting of this variance would allow Wilderness Oak to be complete from Blanco Rd through Canyon Golf Rd.

We appreciate your consideration in this matter and your granting of this variance. If you have any question or comments, please feel free to contact our office.

Sincerely,

Charles R. Hallenberger

Charles R. Hallenberger PE
Manager

206 E. RAMSEY • SAN ANTONIO, TEXAS 78216
(210) 349-6571 • FAX (210) 349-1549
info@hallenberger-engineering.com

HALLEMBERGER
ENGINEERING, L.C.
Consulting Engineers

05 MAR 17 PM 3:30

LAND DEVELOPMENT
SERVICES DIVISION

February 3, 2005

ROSALIE HALLENBERGER
President
CHARLES R. HALLENBERGER, PE
Manager

City of San Antonio Planning Commission
1901 S. Alamo St.
San Antonio, Texas 78283-3966
Re: Wilderness Oak
Plat No.: 050207
(replace 970320 approved)
Variance Request

Dear Planning Commission,

We are requesting a variance to UDC Section 35-506 (p) in regards to Pavement Standards. A previous subdivision plat for this portion of Wilderness Oak was approved under plat number 970320 on January 28, 1998 but expired on January 27, 2004. Approximately 1200 linear feet of the street has already been constructed. The remaining 2000 linear feet (Phase 2) was not constructed because of two reasons. First, it did not provide access to any future development as shown with the Heights at Stone Oak POADP (#358C) and PUD Plan (#98-027D). The second reason was to wait for the construction of the Canyon Springs extension of Wilderness Oak that meets at the common property line with this subdivision plat. Building Phase 2 of the roadway before this connection point was established would have allowed the pavement to deteriorate because of the lack of traffic loading. This variance request on pavement standards is only for the 1200-foot portion already constructed. Phase 2 will comply with the current pavement ordinance

UDC Section 35-483 (e) lists a series of five items that need to be addressed to grant a variance.

- ◆ If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property. Complying with these regulations would require reconstruction of the existing portion of the street and intersection with Heights Blvd.
 - ◆ The hardship relates to the applicant's land, rather than personal circumstances. The hardship is because a portion of the street is already constructed under old pavement standards. The hardship is unique, or nearly so, rather than one shared by many surrounding properties. The portion of the street is already constructed under old pavement standards.
 - ◆ The hardship is not the result of the applicant's own actions. The project was delayed so that it could be completed with the arterial street construction in Canyon Springs.
 - ◆ The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of the property in the area in accordance with regulations. Granting of this variance would allow Wilderness Oak to be complete from Blanco Rd through Canyon Golf Rd.
- We appreciate your consideration in this matter and your granting of this variance. If you have any question or comments, please feel free to contact our office.

Sincerely,
Charles R. Hallenberger PE
Manager

206 E. RAMSEY • SAN ANTONIO, TEXAS 78216
(210) 349-6571 • FAX (210) 349-1549
info@hallenberger-engineering.com

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Development Services Department - Streets and Drainage

COPIES TO: Correspondence File

SUBJECT: Wilderness Oaks (Plat # 050207)

DATE: July 14, 2005

The Development Services Department - Streets & Drainage received and reviewed a letter dated February 3, 2005 from the engineer representing the owner of subject property, wherein a request for variances to the Unified Development Code (UDC), Section 35-506(d)(1)(Table 506-3)(Pavement Width, K-Values, Grades, and Medians) is made. More specifically, the engineer requests said variance based upon a similar variance that was previously approved by the Planning Commission under Plat No. 970320 which has expired.

Response to Section 35-506(d)(1)(Table 506-3)(Pavement Width, K-Values, Grades, and Medians) Variance: This development consists of a 3,210-foot extension of Wilderness Oak beyond its intersection with Hardy Oak(7.416 acres of street ROW). Wilderness Oak is a secondary arterial type A (86' ROW) on the Major Thoroughfare Plan.

Plat No. 970320 was approved with variance by the Planning Commission on January 28, 1998. Variances were approved for pavement width (44 feet with no median rather than 48 feet with 14 foot median), K-values (crest and sag curves in the 55 range rather than minimums of 70 for crest and 60 for sag) and grades (5 to 7 percent rather than a maximum of 5 percent). An additional variance was granted for pavement design for a collector rather than an arterial. Wilderness Oak east of Hardy Oak was built for the first 1,200 feet under Plat No. 970320. This portion included a median. A time extension of 3-years was granted on March 14, 2001 and a 1-month time extension was granted on February 4, 2004 for the remaining portion of Wilderness Oak. With the expiration of the original plat, a new plat number has been applied for and the original plans were resubmitted for review. The engineer did upgrade the pavement design to an arterial section for the remaining 2,000 feet in response to Streets and Drainage review comments.

The variance approved under Plat No. 970320 lists the following reasons for approval:

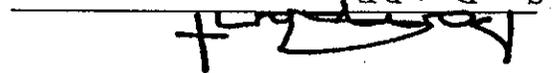
1. Reduced pavement width over the Edwards Recharge Zone.
2. No roadway or driveway intersections along Wilderness Oak for that portion with no median.
3. An agreement with the Legend Oak Neighborhood Association for a landscape buffer.
4. Topographical reasons for reducing K-Values to those in the range required by a collector section

Since the plat is unchanged, the construction plans are essentially unchanged and a similar variance was previously granted by the Planning Commission, DSD - Streets and Drainage does not offer any objections to the approval of this variance.

Sincerely,


Richard Chamberlin, P.E.
Streets Engineer
DSD - Streets & Drainage

Concur / Nonconcur:


Sam Dent, P.E.
Chief Engineer
DSD - Engineering
SRD/rwc

KMN:JIM:pzg

Resource Protection Division
Manager

Kirk M. Nixon
Kirk M. Nixon
Sincerely,

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Wilderness Oak Subdivision, Plat No. 050207. A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated August 29, 1994. This project does not require an Organized Sewage Collection System (SCS) Plan to be submitted to the TCEQ.

The proposed development is a Category I property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation. On May 2, 2005, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted an investigation of the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for a road extension and consists of approximately 7.756 acres located entirely within the EARZ. No sensitive recharge features were observed on the site, and the property is not within a floodplain preservation area.

Dear Mr. McKinnie:

RE: File No. 0505008 - Request for review of Wilderness Oak Subdivision, Plat No. 050207 located east of intersection of Wilderness Oak and Hardy Oak

Mr. Jeffrey McKinnie, P.E.
Hallenberg Engineering, L.C.
206 East Ramsey
San Antonio, Texas 78216

LAND DEVELOPMENT
SERVICES DIVISION

RECEIVED
05 JUL 12 AM 8:24

June 16, 2005

Our Water. Our Future.



AGENDA ITEM NO: 26 July 27, 2005

FLOODPLAIN PERMIT VARIANCE REQUEST

PLANNING COMMISSION

7043 SYMPHONY LANE

#FPV 05-001

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 B-7

OWNER: Clay Carrington, by Steven Arronge

CASE MANAGER: Elizabeth Carol, Senior Administrative Assistant

Location: On the eastern side of Symphony Lane, south of East Pyron Avenue.

Proposed Use: residential

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their attached report and does object to the granting of the variance.

It is noted that this item was postponed by the Planning Commission during it's July 13, 2005 Planning Commission meeting.

STAFF RECOMMENDATION:

The Director of Public Works recommends denial of the variance request for the following reasons:

1. The properties lies with a 100-year regulatory floodplain as shown on the attached map. The property would be flooded during a 100-year storm event and have approximately 4 feet of floodwater over it.

2. This property does not have unfllooded access. Pyron Avenue, which is the only exit for this area, would be fllooded with over 10 feet of floodwaters during a 100-year flood event.
3. The situation would also be dangerous to City emergency responders in the event of a 100 year flood.



3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties.

The Public Works Department has informed Mr. Carrington that his entire property is in the floodplain and cannot be used to construct a residence.

2. The hardship relates to the applicants land, rather than personnel circumstance.

Mr. Clay Carrington has taken down portions of the structure at 7043 Symphony Lane in conformance with his permit from the Historic and Design Review Commission, a Certificate of Appropriateness issued on February 4, 2004. Consequently, the residence and property is of no reasonable use unless he is permitted to go forward in conformance with his plan as approved by the Historic and Design Review Commission.

If the Public Works Department "complies strictly with the provisions of these regulations" the permit would and should have been issued.

1. Initially, the problem is that the Public Works Department is not complying with its own regulations as noted on page two of my letter of March 23, 2005 (copy attached) to Florencio Pena and Tom Wendorf in regard to the City ordinance that grants permission to make the improvements and addition requested.

If the applicant the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.

In regard to your request, I am responding to the "Variance Approval Criteria" in the variance application enclosed herewith.

Dear Mr. Celestino:

Re: Floodplain Permit Appeal for 7043 Symphony Lane

Mr. Mark Celestino
 Planner II
 City of San Antonio
 1901 S. Alamo, 1st Floor
 San Antonio, TX 78204

Via Hand-Delivery

April 27, 2005

EARL & ASSOCIATES
 attorneys at law

LAND DEVELOPMENT SERVICES DIVISION

05 APR 28 AM 9:38

RECEIVED

Mr. Mark Celestino
April 27, 2005
Page 2

Mr. Carrington's residence is unique because it was constructed prior to 1950 and is therefore "certified by the Secretary of the Interior as Contributing the historical significance of a registered historic district . . ." as required by Appendix F of the Unified Development Code.

At this time, we are unaware of another historic district with a residential component in San Antonio that is recognized by the Secretary of the Interior. Thus the circumstances of the Mission Parkway National Register Historic District appear to be unique in San Antonio.

4. The hardship is not the result of the applicant's own action.

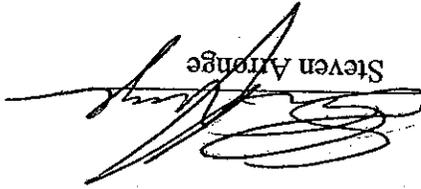
If Mr. Carrington had been told that the Public Works Department did not intend to respect the exceptions in the City Code permitting his addition and restoration he would not have taken down part of the existing structure at 7043 Symphony Lane Road in conformance with his Certificate from the Historic Design and Review Commission.

5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

As previously noted, Mr. Carrington's situation of being located in both the Mission Parkway National Register Historic District and the floodplain as owner of a pre-1950 constructed residence are circumstances that are uncommon in San Antonio. The granting of this variance will not in any way endanger the FEMA status of the City. In this regard the undersigned consulted Mr. David Wittum, Environmental Specialist with the FEMA office for District VI, which includes Texas. Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on Historic properties and areas. Certainly the City of San Antonio should not implement policies that are contrary to the Act. (See 36 CFR Part 800 - Protection of Historic Properties in regard to Federal procedure)

When the Mission Parkway Historic was created in 1975 it included residential structures built prior to 1950. If costly repairs or additions are prohibited this area will eventually deteriorate into an area that will both embarrass and harm the City in regard to the preservation of a nationally recognized and registered unique historic area.

Sincerely,
EARL & ASSOCIATES, P.C.

By: 
Steven Arrange

Interdepartmental Correspondence Sheet

TO: Department of Planning, Land Development Services
Division, Subdivision Section

FROM: Department of Public Works, Storm Water Utility

COPIES TO: Project File

SUBJECT: Floodplain Development Permit Variance Request at
7043 Symphony Lane

Date: 3 June, 2005

The Storm Water Utility has reviewed the request for a variance to the Floodplain requirements submitted by Mr. Steven Aronage, with Earl & Associates, P.C. for the above reference property.

Public Works - Storm Water Utility recommends the variance be denied for reason cited below:

Appendix F. Floodplains-Areas of Special Flood Hazard

Section 35-F106, Special Floodplain definition.

Historic-Structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary or the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior, or
- (d) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior or;
 - 2. Directly by the Secretary of the Interior in states without approved programs.

The attorney for the resident/owner of this property is claiming Historic Status for this home under Sec. 35-F106. No individual listing from the National

Register of Historic Places - Department of Interior or form Secretary of the Interior has been submitted that indicates the structure is a historic structure. The City Attorney and the City Historic Preservation Office have verbally said the structure in question is historic. Storm Water Utility has not received anything in writing verifying the structure is historic.

Substantial Damage means any damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10 year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures, which have incurred "repetitive loss" or "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Unflooded Access means vehicular traffic has safe access to the property from a public street in times of flood (Regulatory 100 year flood). A property will be considered to have unflooded access to an existing street if flow depths for access on the street adjacent to the property do not exceed one foot (1') and fall within the safe range on Figure 504-2 "Dangerous Conditions on Crossings During Floods".

Subdivision C. (Floodplain Development Permits), Section B, Prohibited Development within the Regulatory Floodplain.

The following development will not be allowed in the regulatory floodplain.

- (1) Development without first obtaining a Floodplain Development Permit. A floodplain development permit was not obtained for the demolition of the existing home.
- (2) Habitable structures. This is a habitable structure.

Section 35-F131 Requirements - "No development or other encroachment is allowed in a floodplain which will result in any increase in the base flood evaluation within the floodplain during discharge of water of a base flood." Supporting hydraulic data was not submitted.

Section 35-F132 Application. (a) ...The permit application shall be accompanied by supporting data prepared by a licensed professional civil engineer in the State of Texas.

Supporting Hydraulic data supporting this request was not submitted. The construction plans submitted for this home show most of the residence to be demolished. Only the front facade is remaining. The plans show a significant increase in the size of the "foot print" of the home in the lot. The larger footprint takes up more of the area the river uses to convey flow in storm events. The effect of the larger footprint on the river and neighbor is presently unknown.

(b)(4) - An existing structure may be improved (remodeled) without conforming to requirements of this subdivision when the improvement does not constitute a Substantial Improvement. In the event that the work is considered a Substantial Improvement then the structure must be brought into compliance with this subdivision. The value of this proposed project is well more than 50% of the present value of the home. The proposed improvements are a Substantial Improvement.

Section 35-F133 Permit Evaluation - Approval or denial of a floodplain development permit by the Director of Public Works shall be based on all of the provisions of this division and the following relevant factors:

1. The susceptibility of the proposed facility and its contents to flood damage on the individual owner. The property lies within a 100-year regulatory floodplain as shown on the attached map. This property would be flooded during a 100-year storm event and have approximately 4 feet of floodwaters over it.

2. The danger that materials may be swept onto other lands to the injury of others;

3. The safety of access to the property in times of flood for ordinary and emergency vehicles; flow depths for access adjacent to construction shall not be greater than one (1) foot for proposed subdivisions or buildings. This property does not have unobstructed access. Byron Ave. the only exit for this area. It would be flooded with over 10 feet of floodwaters during a 100-year flood event.

4. The cost of providing governmental services (such as City's Fire and Rescue) during and after flooding conditions. This situation would be dangerous to the City emergency responders in the event of a flood event. With four feet of water in the home and ten feet of water at the only entrance of the subdivision, during a 100-year storm event, the emergency responders will also be put at risk as they attempt to rescue the homeowners.

Development Services Engineering and San Antonio Water Systems report that none of the street, drainage, or sewer and water improvements have begun. The developer recently acquired Renaissance, Unit-4 (#970486) PUD and Unit-5 (#970488) PUD from Morisson Homes. Unit-4 was recorded on June 27, 2005. The construction start date for Unit-4 is July 18, 2005 and the estimated construction period is six months. The construction of Unit-4 will cause some construction activity (fill and embankment for drainage crossing) on the Unit-5 prior to the expiration of the Unit-5 plat. Access to Unit-5 is across a substantial drainage easement. The estimated construction period for Unit-5 is eight months. A previous one (1) year time extension was granted for Unit-5 on May 12, 2004 and is set to expire on September 11, 2005.

DISCUSSION:

Applicant is requesting a thirteen (13) month time extension for completion of required site improvements.

APPLICANT'S REQUEST:

Plat status: Plat was approved on September 12, 2001 and is unrecorded

Location: Near the corner of Giovanni and Milan

CASE MANAGER: Dustin R. Finley/Luz Gonzales

ENGINEER: Pape-Dawson Engineers, by Al Chua

OWNER: Lancaster Development Co., by Mike Lancaster

FERGUSON MAP GRID: 515 F-1

COUNCIL DISTRICT: 9

SUBDIVISION NAME:

RENAISSANCE UNIT-V, PUD

PLAT #
970488

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 27 July 27, 2005

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of a thirteen (13) month extension for the following reasons:

- The Department of Development Services, Engineering has no objection to the granting of a thirteen (13) month time extension
- Property is vacant
- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs.
- Due to the fact the applicant has recently acquired Unit-4 and Unit-5 from another developer and has recorded Unit-4, it is the staff opinion that the applicant is making appropriate progress towards completion of the project and a thirteen (13) month time extension is warranted.



Mike Lancaster

Sincerely,

Thank you for your time in reviewing this request. If you have any questions or need additional information, do not hesitate contacting me on my cellular phone at (210) 771-7475.

The estimated construction period for Unit 4 is six months and eight months for Unit 5. Due to this construction timeline and to allow for weather and other delays, we are requesting the plat expiration date be extended to October 30, 2006.

Unit 4 has to be constructed before Unit 5, due to the configuration of the Renaissance Subdivision and the only access to Unit 5 is across a substantial drainage easement. Additionally, this sequence would provide minimum impact on the homeowners in the other three Units. Please note, the construction of Unit 4 will cause some construction activity (fill and embankment for drainage crossing) on Unit 5 prior to the expiration of the Unit 5 plat.

The plat for Unit 4 was recorded on June 27, 2005 and construction of Unit 4 will commence by July 18, 2005.

Unit 4 has to be constructed before Unit 5, due to the configuration of the Renaissance Subdivision and the only access to Unit 5 is across a substantial drainage easement. Additionally, this sequence would provide minimum impact on the homeowners in the other three Units. Please note, the construction of Unit 4 will cause some construction activity (fill and embankment for drainage crossing) on Unit 5 prior to the expiration of the Unit 5 plat.

Kindly accept this letter as our request to extend the plat expiration date for the Renaissance, Unit 5, PUD, (#970488). We have acquired Renaissance, Unit 4, (#970486) PUD and Unit 5 (#970488) PUD from Morrison Homes. Morrison Homes submitted the plats for all five units of the Renaissance Subdivision, which is a part of the Vineyard. The first three units have been constructed and are built out.

Dear Mr. Pena:
Mr. Florencio Pena
Director of Development Services
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

June 6, 2005

LAND DEVELOPMENT SERVICES DIVISION

05 JUN 27 PM 3:40

RECEIVED

8603 CROWNHILL BLVD., SUITE 1 • SAN ANTONIO, TEXAS 78209
(210) 824-3110 • Fax (210) 805-9358

LANCASTER DEVELOPMENT COMPANY

WHEREAS, the Land Use Assumptions Plan and the Capital Improvements Plan have been developed in accordance with Chapter 395 of the Local Government Code of the State of Texas as a requirement for a municipality's impact fee development process; and

WHEREAS, the City Council of the City of San Antonio has established a Capital Improvements Advisory Committee and charged it with recommending a maximum allowable impact fee; and

WHEREAS, the San Antonio Water System in coordination with the Capital Improvements Advisory Committee and the development community have developed the 2005-2015 Water Supply Land Use Assumptions Plan, the 2005-2015 Water Supply Capital Improvements Plan and Maximum Water Supply Impact Fee Calculation; and

WHEREAS, the City of San Antonio has accepted the 2005-2015 Water Supply Land Use Assumptions Plan, the 2005-2015 Water Supply Capital Improvements Plan and Maximum Water Supply Impact Fee Calculation; and

WHEREAS, the Capital Improvements Advisory Committee has accepted the 2005-2015 Water Supply Land Use Assumptions Plan, the 2005-2015 Water Supply Capital Improvements Plan and Maximum Water Supply Impact Fee Calculation; and

WHEREAS, the San Antonio Water System Board of Trustees has accepted the 2005-2015 Water Supply Land Use Assumptions Plan, the 2005-2015 Water Supply Capital Improvements Plan and Maximum Water Supply Impact Fee Calculation; and

WHEREAS, the Planning Commission of the City of San Antonio has accepted the 2005-2015 Water Supply Land Use Assumptions Plan, the 2005-2015 Water Supply Capital Improvements Plan and Maximum Water Supply Impact Fee Calculation; and

WHEREAS, the Capital Improvements Advisory Committee recommended the Water Supply Impact Fee to be charged equal to \$852 per equivalent dwelling unit; and

WHEREAS, the San Antonio Water System Board of Trustees has recommended the Water Supply Impact Fee to be charged equal to \$852 per equivalent dwelling unit; and

WHEREAS, the Planning Commission of the City of San Antonio desires to support the recommendation of the Capital Improvements Advisory Committee and the San Antonio Water System Board of Trustees that the Water Supply Impact Fee to be charged equal to

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO.
OF THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO APPROVING THE WATER SUPPLY
IMPACT FEE AS SUBMITTED BY SAN ANTONIO WATER
SYSTEM; RECOMMENDING ADOPTION OF THE
WATER SUPPLY IMPACT FEE TO BE CHARGED EQUAL
TO \$852 PER EQUIVALENT DWELLING UNIT BY THE
SAN ANTONIO CITY COUNCIL

\$852 per equivalent dwelling unit in accordance with the 2005-2015 Water Supply Capital Improvements Plan for the Western Canyon project; now therefore

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

That it is recommended that the City Council of the City of San Antonio adopt the Water Supply Impact Fee to be charged equal to \$852 per equivalent dwelling unit in accordance with the 2005-2015 Water Supply Capital Improvements Plan for the Western Canyon project.

PASSED AND APPROVED this 27 day of July, 2005.

Susan Wright, Chair

ATTEST:

Executive Secretary

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

29

Interdepartmental Memorandum

TO: City Planning Commission

From: Emil Moncivais, AICP, AIA and Director of Planning

COPIES TO: Jesus Garza, Planning Manager, Bill Burman, Senior Planner, and Major
Thoroughfare Planning Work-Group, File

Subject: Briefing and Public Hearing and consideration on Brooks City-Base and
PGA-Golf Tour properties proposed Amendments to the Major Thoroughfare Plan
DATE: July 13, 2005

The San Antonio Major Thoroughfare Plan identifies and designates the location and
rights-of-way of certain roadways within San Antonio and its extra-territorial jurisdiction
in order to assure that adequate rights-of-ways are acquired as adjacent development
occurs.
The attached proposed amendments to the Major Thoroughfare Plan are located in the
southeast and greater north central areas of the city. The proposed amendments are the
results of an on-going review. The Planning Commission's Technical Advisory
Committee considered and approved the amendments on Wednesday, May 25, 2005 and
is recommending the amendments to the Planning Commission for consideration and the
holding of a public hearing.

The proposed amendments are as follows:

Proposed Brooks City-Base Major Thoroughfare Plan Amendment

1. New Braunfels Avenue - Addition (Secondary) Arterial Type A - requiring 86 feet
of rights-of-way - Add and extend New Braunfels Avenue through Brooks City
Base properties from existing Southwest Military Drive south to connect with
Southern Road at South Presa Street.

Proposed PGA-Tours Properties Major Thoroughfare Plan Amendment

Re-alignment

2a. Cibolo Canyon Blvd. - Re-alignment (Secondary) Arterial Type A - requiring 86
feet of rights-of-way - Re-align Cibolo Canyon Blvd. Through PGA tours properties
to the south to connect with Judson Road at Evans Road.

Deletions

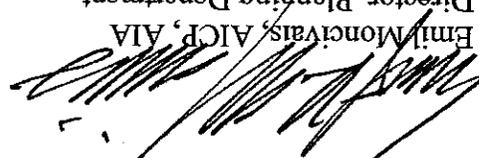
2b. Cibolo Canyon Blvd. - Deletion (Secondary) Arterial Type A- requiring 86 feet of rights-of-way. - Delete a section of proposed Cibolo Canyon Blvd. from the proposed re-alignment of Cibolo Canyon Blvd. at Judson Road east to PGA- Tours property line.

C. Judson Road - Deletion (Secondary) Arterial Type A- requiring 86 feet of rights-of-way- Delete the proposed section of Judson Road from proposed Cibolo Canyon Blvd. North to proposed Wilderness Oaks.

Input to the proposed amendments were sought and received from the City of San Antonio Public Works and Development Services Department, the Texas Department of Transportation, Bexar County Infrastructure Services Division and the San Antonio-Bexar County Metropolitan Planning Organization.

The attached proposed amendments are consistent with the goals and objectives of the San Antonio Master Plan. Upon a public hearing and approval by the Planning Commission, the amendments will be forwarded to the City Council for consideration and adoption by ordinance.

Upon a briefing of the Planning Commission, Staff recommends that a public hearing on the amendments be held on Wednesday, July 27, 2005


Emil Moncivais, AICP, AIA
Director, Planning Department

Amendments to the Major Thoroughfare Plan, Dated July 27, 2005

A) Brooks City-Base – Proposed MTP Amendment

1. New Braunfels Avenue – Addition (Secondary Arterial Type A-requiring 86 feet of rights-of-way) - Add and extend New Braunfels Avenue through Brook City-Base properties from existing Southwest Military Drive south to connect with Southon Road at South Presa Street

B) PGA- Tours Property- Proposed MTP Amendment

- 2.a. Cibolo Canyon Blvd.: Re-Alignment (Secondary Arterial Type A – requiring 86 feet of rights-of-way) - Re-align Cibolo Canyon Blvd. through PGA-Tour Properties to the south to connect with the proposed extension of Judson Road at Evans Road
- 2.b. Cibolo Canyon Blvd.: Deletion (Secondary Arterial Type A- requiring 86 feet of rights-of-way) - Delete a section of proposed Cibolo Canyon Blvd. from the proposed re-alignment of Cibolo Canyon Blvd. at Judson Road east to PGA-Tour property line.
3. Judson Road: Deletion (Secondary Arterial Type A- requiring 86 feet of rights-of-way) - Delete the proposed section of Judson Road from proposed Cibolo Canyon Blvd. north to proposed Wilderness Oaks.

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

RECOMMENDING THE ADOPTION OF AMENDMENTS
TO THE MAJOR THOROUGHFARE PLAN

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend and add to a master plan for the physical growth and development of the City; and

WHEREAS, the Major Thoroughfare Plan is part of the Transportation Plan adopted by the City Council on September 21, 1978, as the Transportation component of the Master Plan; and

WHEREAS, the Planning Commission held a public hearing on July 27, 2005 in order to receive comments on the attached proposed amendment(s) from parties in interest and other citizens.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

That amendment(s) to the Major Thoroughfare Plan related to Brooks City-Base and the extension of New Braunfels Avenue, dated July 27, 2005 attached hereto and incorporated herein is approved and recommended to the City Council for adoption.

PASSED AND APPROVED THIS 27TH day of JULY 2005.

APPROVED

Susan Wright, Chair

ATTEST:

Executive Secretary

#30

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

Interdepartmental Memorandum

TO: City Planning Commission

From: Emil Moncivais, AICP, AIA and Director of Planning

COPIES TO: Jesus Garza, Planning Manager, Bill Burman, Senior Planner, and Major
Thoroughfare Planning Work-Group, File

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southeast and greater north central areas of the city. The proposed amendments are the
results of an on-going review. The Planning Commission's Technical Advisory
Committee considered and approved the amendments on Wednesday, May 25, 2005 and
is recommending the amendments to the Planning Commission for consideration and the
holding of a public hearing.

The proposed amendments are as follows:

Proposed Brooks City-Base Major Thoroughfare Plan Amendment

1. New Braunfels Avenue - Addition (Secondary) Arterial Type A - requiring 86 feet
of rights-of-way - Add and extend New Braunfels Avenue through Brooks City
Base properties from existing Southwest Military Drive south to connect with
Southton Road at South Presa Street.

Proposed PGA-Tours Properties Major Thoroughfare Plan Amendment

Re-alignment

2a. Cibolo Canyon Blvd. - Re-alignment (Secondary) Arterial Type A - requiring 86
feet of rights-of-way - Re-align Cibolo Canyon Blvd. Through PGA tours properties
to the south to connect with Judson Road at Evans Road.

Deletions

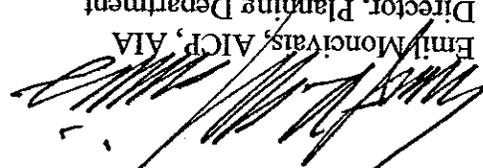
2b. Cibolo Canyon Blvd. - Deletion (Secondary) Arterial Type A- requiring 86 feet of rights-of-way. - Delete a section of proposed Cibolo Canyon Blvd. from the proposed re-alignment of Cibolo Canyon Blvd. at Judson Road east to PGA- Tours property line.

C. Judson Road - Deletion (Secondary) Arterial Type A- requiring 86 feet of rights-of-way- Delete the proposed section of Judson Road from proposed Cibolo Canyon Blvd. North to proposed Wilderness Oaks.

Input to the proposed amendments were sought and received from the City of San Antonio Public Works and Development Services Department, the Texas Department of Transportation, Bexar County Infrastructure Services Division and the San Antonio-Bexar County Metropolitan Planning Organization.

The attached proposed amendments are consistent with the goals and objectives of the San Antonio Master Plan. Upon a public hearing and approval by the Planning Commission, the amendments will be forwarded to the City Council for consideration and adoption by ordinance.

Upon a briefing of the Planning Commission, Staff recommends that a public hearing on the amendments be held on Wednesday, July 27, 2005


Emil Moncivais, AICP, AIA
Director, Planning Department

Amendments to the Major Thoroughfare Plan, Dated July 27, 2005

A) Brooks City-Base – Proposed MTP Amendment

1. New Braunfels Avenue – Addition (Secondary Arterial Type A-requiring 86 feet of rights-of-way) - Add and extend New Braunfels Avenue through Brook City-Base properties from existing Southwest Military Drive south to connect with Southton Road at South Presa Street

B) PGA-Tours Property-Proposed MTP Amendment

- 2.a. Cibolo Canyon Blvd.: Re-Alignment (Secondary Arterial Type A – requiring 86 feet of rights-of-way) - Re-align Cibolo Canyon Blvd. through PGA-Tour Properties to the south to connect with the proposed extension of Judson Road at Evans Road

- 2.b. Cibolo Canyon Blvd.: Deletion (Secondary Arterial Type A-requiring 86 feet of rights-of-way) - Delete a section of proposed Cibolo Canyon Blvd. from the proposed re-alignment of Cibolo Canyon Blvd. at Judson Road east to PGA-Tour property line.

3. Judson Road: Deletion (Secondary Arterial Type A-requiring 86 feet of rights-of-way) - Delete the proposed section of Judson Road from proposed Cibolo Canyon Blvd. north to proposed Wilderness Oaks.

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

RECOMMENDING THE ADOPTION OF AMENDMENTS
TO THE MAJOR THOROUGHFARE PLAN

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend and add to a master plan for the physical growth and development of the City; and

WHEREAS, the Major Thoroughfare Plan is part of the Transportation Plan adopted by the City Council on September 21, 1978, as the Transportation component of the Master Plan; and

WHEREAS, the Planning Commission held a public hearing on July 27, 2005 in order to receive comments on the attached proposed amendment(s) from parties in interest and other citizens.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

That amendment(s) to the Major Thoroughfare Plan related to the PGA-Tours property dated July 27, 2005 attached hereto and incorporated herein is approved and recommended to the City Council for adoption.

PASSED AND APPROVED THIS 27TH day of JULY 2005.

APPROVED

Susan Wright, Chair

ATTEST:

Executive Secretary

July 2005 UDC Availability

#31

The city council adopted May 3, 2001 a new Unified Development Code (UDC). However, the council directed in the adopting ordinance that any provision of the 1987 Unified Development Code not specifically deleted by the adopting ordinance for the May 3, 2001 UDC would remain in effect and force. In order to simplify use of the UDC the Development Service Department has compiled a document entitled July 2005 Unified Development Code that incorporates both the 1987 non-deleted provisions, the May 3, 2001 UDC and all UDC amendments through July 1, 2005 to either document. For the readers convenience all 1987 provisions are identified by numbers ranging from xx01 through xx97 with the 1987 text underlined.

The intent of the development service department is to present the draft document to the zoning and planning commissions in July or August with presentation to the city council in August for adoption and submission to the Municipal Code Corporation for codification.

There are several ways that interested parties may obtain copies of the July 2005 UDC.

1. You may obtain a printed hard copy from Speedy Print located at 229 W. Ramsey, telephone (210) 341-0291. Please call first to verify that they have copies on hand and to obtain the price.
2. Have a printer of your choice check out a camera copy to reproduce for you. There is no charge for use of the hard copy but it must be returned within five working days.
3. CD's containing the UDC in Microsoft Word format are available at no cost for customer pickup at the customer service counter in the Development Service Center located at 1901 S. Alamo St. There is a limit of one CD per person or entity.
4. Hard copies of the July 2005 UDC will be placed in the public library for onsite review but not checkout
5. You may check out a camera ready copy from Melissa Quiroz in the Development Service Department (207-0239) and print it yourself (note that this is a 1,151 page document and may take a lengthy time to print subject to the type of copy equipment you have. There is no charge for use of the hard copy but it must be returned within five working days.

Proposed July 2005 UDC Adoption

The following Agenda Exhibit 39 is a partial disposition table illustrating where remaining active provisions of the 1987 UDC (not specifically deleted by ordinance) were incorporated into the 2001 UDC and its amendments to provide for a new July 2005 Unified Development Code. Each provision is denoted by a number ranging from XX01 to XX97 as noted on both Exhibit 39.

On July 27, 2005 the Planning Commission will consider the incorporation of all disposition items in Exhibit 39 into the UDC as a new July 2005 UDC. It should be noted that there are no new amendments included in the proposed document and that it incorporates format changes, spelling, numbering and the incorporation of the above referenced 1987 provisions as well as all UDC amendments approved by city council ordinance through July 1, 2005.

Should you have any questions please call Bill Telford, Development Service Department, at 207-7879.

43	Eddy Guzman	35-4004(c)(3)	2691	35-430(a)(3)	4-66
44	Eddy Guzman	35-4005(h)	2691	35-430(c)(10)	4-68
45	Eddy Guzman	35-4011(f)	2695	35-431(b)(2)	4-71
46	Eddy Guzman	35-2074	2550.2	35-432(c)(2)	4-75
47	Eddy Guzman	35-4210(d)(2)	2711	35-432(d)(3)	4-76
48	Eddy Guzman	35-4011(b)	2695	35-433(e)	4-79
49a	Christopher Looney	35-3047	2561	35-481(b)(2)(3) & (4)	4-122
49b		35-3047	2536	35-481(b)(7)	4-127
50				35-481(e)	4-128
51		35-3048(b)	2563	35-481(f)	4-128
52		35-3045(b)	2562.2	35-482(e)(4)	4-129
53		35-3045(c)	2562.2	35-482(e)(5)	4-129
54		35-3045(d)	2562.2	35-482(e)(6)	4-129
55		35-3045(e)	2562.2	35-482(e)(7)	4-129
56		35-3045(f)	2562.2	35-482(e)(8)	4-129
57		35-3045(g)	2562.2	35-482(e)(9)	4-129
58		35-3045(h)	2562.2	35-482(e)(10)	4-129
				35-482(e)(11)	4-129
59	Sam Dent	35-4020	2697	35-504	5-34
60	Sam Dent	35-4020(b)	2697	35-504	5-34
61	Sam Dent	35-4020(c)	2698	35-504(e)(1) as (2)	5-50
62	Sam Dent	35-4020(d)	2698	35-504(e)(2) as (3)	5-50
63	Sam Dent	35-4020(e)	2698	35-504(e)(3) as (4)	5-50
64		35-4029(j)	2700.5	35-504(d)(3)	5-48
65	Eddy Guzman	35-4008	2693	35-506(a)(1)D.	5-70
66	Fernando De Leon	35-4144(c)	2708	35-506(a)(2)E.	5-71
67	Sam Dent	35-4101	2701	35-506(b)(2)	5-71
68		A211(a) 35-Exhibit A, Div 2,	2750	35-506(b)(3)	5-72
69		35-4121(a)	2706	35-506(d)(1)A	5-85
70		35-4121(b)	2706	35-506(d)(1)B	5-86
71		35-4121(c)	2706	35-506(d)(1)C	5-86
72	Sam Dent	35-4022	2698	35-506(e)(2)	5-88
73	Eddy Guzman	35-4109	2702	35-506(g)(4)	5-91
74	Sam Dent	35-4112(a)	2703	35-506(g)(5)	5-91
75	Eddy Guzman	35-4118	2705	35-506(h)(5)	5-92
76	Sam Dent	35-4120(e)	2706	35-506(j)(6)	5-94
77	Sam Dent	35-4112(b)	2703	35-506(r)(2)B.	5-110
78	Sam Dent	35-4251(b)	2725	35-507(d)(1)	5-119
79	Sam Dent	35-4027(a)(2)	2699	35-507(d)(4)	5-120
80		35-2201	2552	35-507(h)(1)	5-123
81		35-2202(a) (1 thru 16)	2552	35-507(h)(2)	5-123
82		35-2202(b)	2552.1	35-507(h)(3)	5-124
83	Ann McGlione	35-3412(a)	2648.1	35-602(a)	6-5
84		35-7052(g)	2744.35	35-614(b)(3)K	6-31
85a		35-7054(e)	2744.36	35-614(d)(1)	6-33
85b		35-7054(e)	2744.36	35-614(d)(2)	6-33
86		35-7055(f)	2744.37	35-614(d)(3)	6-33
87		35-7055(g)	2744.37	35-614(d)(4)	6-33
88		35-7054(f)	2744.36	35-614(e)	6-33
89		35-7175(b)	2744.53	35-651(c)	6-55
90		35-7175(c)(2)	2744.53	35-652(c)(9)	6-57

91		35-4210(d)(3)	2711	35-711(a)	7-13
92	Mike Herrera	35-1027(d)	2534.2	35-712(b)(3)	7-16
93	Mike Herrera	35-1027(e)	2534.3	35-712(b)(3)E	7-17
94		35-3043(a)	2560.1	35-801(k)(1)	8-4
95		35-3043(b)	2561	35-801(k)(2)	8-4
96	Eddy Guzman	35-4064(b)	2700.7	B121(c)(19)	B-49
97	Eddy Guzman	35-4064(c)	2700.7	B121(c)(20)	B-49

EXHIBIT 39

1	
2	
3	XXXX01 ++++++
4	35-105 Consistency with Master Plan
5	
6	XXXX01
7	The master plan policies were adopted by the planning commission as Resolution
8	Number 97-05-01 on May 14, 1997, and by the city council as Ordinance Number 86100
9	on May 29, 1997. The master plan policies are intended to provide guidance in the
10	evaluation of future decisions relevant to city planning. The master plan policies do not
11	constitute a substantive change in existing ordinances of the city neither does it
12	supersede nor replace the Unified Development Code or any regulatory ordinance
13	adopted prior to the adoption of the master plan policies. Any amendment to the Unified
14	Development Code or other regulatory ordinances made necessary in order for said
15	regulations to be consistent with the master plan policies shall be implemented pursuant
16	to the process prescribed in the master plan policies, in lieu of any provision of this Code
17	in apparent contradiction.
18	
19	XXXX02 through XXX10 ++++++
20	35-105 Consistency with Master Plan
21	(b) Any neighborhood plan adopted pursuant to 35-420 of this
22	chapter.
23	
24	XXXX02
25	Master plan elements are authorized under Article IX of the City Charter, Section 121.
26	The Master Plan: "The commission may adopt the master plan as a whole or in parts,
27	and may adopt any amendments thereto." Currently adopted master plan elements
28	include those listed below.
29	XXXX03
30	(1) Transportation Plan/Major Thoroughfare Plan.
31	The Transportation Plan/Major Thoroughfare Plan was adopted by Resolution Number
32	78-07-02 of the planning commission on July 12, 1978 and adopted as Ordinance
33	Number 49818 by the city council on September 21, 1978. It contains the city's
34	transportation policies and the areawide transportation planning process and how it
35	relates to that of the city.
36	
37	XXXX04
38	(2) Land Use Plan.
39	The Land Use Plan was adopted by planning commission Resolution Number 83-05-04
40	on May 25, 1983 and by the city council on December 8, 1983. Ordinance Number
41	83-58-102. The Land Use Plan includes land use objectives and policies for six major
42	components: natural resources; utility infrastructure; transportation corridors; urban form;
43	regulatory measures; and annexation, public facilities and services.
44	
45	XXXX05
46	(3) Neighborhood Planning Process.
47	The Neighborhood Planning Process was adopted by the planning commission as
48	Resolution Number 82-10-01 on October 20, 1982 and by city council Ordinance Number
49	57068 on June 2, 1983, for the purpose of providing a vehicle whereby neighborhood
50	residents and property owners could organize to develop a neighborhood plan suitable
51	for official recognition by the planning commission and the city council. Neighborhood
52	planning teams can use this process to " . . . identify issues that will affect their
53	neighborhood's future and select actions for solving (or ameliorating) problems."
54	
55	XXXX06
	(4) Parks Plan.

1	
2	Adopted by city council Ordinance Number 54605 on November 24, 1981, the Parks Plan
3	was prepared as a joint effort between the department of parks and recreation and the
4	department of planning. The Parks Plan is summarized by a single goal: "Every citizen of
5	San Antonio should have the opportunity to avail themselves of quality parks and
6	recreation facilities and services."
7	
8	(5) City Water Board Master Plan.
9	
10	The waterworks master plan is the "Report on Master Plan for Water Works
11	Improvements" dated September 1981 and subsequent revisions thereof. This adopted
12	plan is implemented through the "Regulations for Water Service" adopted November 20,
13	1984 by the Board of Trustees, on June 12, 1985 by the city planning commission, and
14	by Ordinance Number 60959 on June 27, 1985 by the city council.
15	
16	6) Wastewater Facilities Plan.
17	
18	The Wastewater Facilities Plan consists of sets of wastewater service policies and sewer
19	extension policies. The SAWPAC report included policies which have been implemented.
20	many have been written in the subdivision regulations.
21	
22	(7) Drainage master plans.
23	
24	As the city continues to define and adopt drainage master plans for specific
25	watersheds contained in whole or in part within the city limits and its E.T.J. development
26	will be required to conform to the elements of the plan for each particular watershed. The
27	preservation of the inherent characteristics of natural drainage features and of the natural
28	floodplain where practical is an adopted goal of each watershed drainage plan. The
29	guidance for the drainage master plans was provided by the drainage regulation review
30	committee in February 1996. The first two (2) goals stated in the report are to "Ensure
31	that stormwater management considers and provides reasonable safety from flood
32	hazards for people and property" and to "Integrate stormwater management with natural
33	resource enhancement and protection, compliance with environmental regulations and
34	with creating appropriate development." The drainage master plans developed by the city
35	for each watershed provide long-range guidance for managing the stormwater from
36	existing and future land uses in the most efficient ways possible, with consideration for
37	continued development, reduced flooding potential, adequate stormwater conveyance,
38	increased aquifer recharge, water quality, habitat protection, and increased recreational
39	opportunities.
40	
41	(c) Requirements for conformity with the master plan.
42	
43	This section coordinates the various citations within the Unified Code of Development
44	Regulations that refer to the master plan. It is anticipated that with additional reference to
45	the city's master plan and requirements for conformity, the city will see a genuine effort
46	toward implementation of the plan and its elements.
47	
48	(1) Preliminary overall area development plans (POADP) shall conform to the master
49	plan.
50	
51	(2) Subdivisions shall conform to the master plan and the parts thereof.
52	
53	(3) The zoning regulations and districts as established in this chapter have been
54	made in accordance with a comprehensive plan.
55	

	(d)	The zoning commission, in those instances wherein special approval of city council is required, shall consider each such proposed use and make its recommendations to the city council with reference thereto including its recommendation, among other things, as to proper location with respect to the master plan.	1
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XX11	35-112	Administrative Official	8
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XX12	35-304	Official Zoning Map	19
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XX13		"CBD Map Insert"	28
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XX14	35-332	"ERZD" Edwards Recharge Zone District	32
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XX15 & XX16	35-339	Urban Corridor Districts (1987)	44
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- (2) **Setbacks.** The setback along designated street corridors may be established in accordance with the table below. The determination of the setback shall take into account lot size, easements, and the location of existing buildings within the corridor. All other setbacks shall comply with the base zoning district requirements. However, residential buildings less than four (4) stories in height shall have no greater setbacks than required by the base zoning district.
- | |
|-----------------------------------|
| Collector street . . . 0--30 feet |
| Arterial street . . . 0--40 feet |
| Expressway . . . 0--60 feet |
- (3) **Reserved.**
- (4) **Screening.** The following uses may be required to be screened from a designated street corridor to a height sufficient to completely screen the use from view at ground level: all outside storage and industrial activities, off-street loading areas as required by Division 9 of this article, refuse storage areas, air conditioning and heating equipment, and microwave and satellite antennas.
- (5) **Driveways.** The total width of driveways shall not exceed forty (40) percent of each street frontage, but in any event no less than one (1) driveway shall be permitted per platted lot.
- (6) **Public facilities.** Public agencies are encouraged to take into account an urban corridor designation and be sensitive to the intent and provisions of a corridor ordinance in the siting and design of facilities which are located within or adjacent to an urban corridor district. On-site utilities may be required to be located underground unless required by the utility to be otherwise located. Public agencies which own property within an urban corridor district are also encouraged to provide landscaping along public rights-of-way.
- (7) **Reciprocal access easements.** Reciprocal access easements between adjacent properties for use by the general public are encouraged. Where such easements are platted between adjacent developments and the owners of the developments mutually agree to allow reciprocal parking, a reduction in off-street parking requirements may be granted.
- (b) **Site Plan.**
- (1) **Site Plan.** A site plan for all properties within an urban corridor district shall be submitted in conjunction with an application for a building permit or certificate of occupancy. The plan shall be on a standard drawing sheet of a size not to exceed twenty-four by thirty-six (24 X 36) inches and shall be submitted in four (4) copies, including one reproducible copy, together with a reproducible eight and one-half by eleven (8.5 X 11) inches reduction of the plan. The site plan shall include the following information as applicable for a particular urban corridor district:
- A. Street address, legal description, vicinity diagram, scale, north arrow, and perimeter boundaries.
- B. Location and dimensions of existing and/or proposed structures, easements, driveways, and parking areas.

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1	C. Reserved.
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3	D. Location and height of required screening.
4	
5	E. Location and dimensions of proposed signs.
6	
7	(2) Plan Consideration. Upon submission, each site plan shall be reviewed by the staff for compliance with the standards of the corridor zoning district. If approved, the plan shall be so annotated and one (1) copy of the approved plan shall be returned to the applicant and one (1) copy retained by the department of building inspections.
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13	(3) Plan Appeal. If the plan is not approved, the applicant may appeal the staff decision to the board of adjustment for a final determination.
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17	XXXXX
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19	"Reserved"
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22	XXXXX
23	35-381 Manufactured Home And Recreational Vehicle Parks
24	(a) Purpose
25	
26	XX18. The purpose of this division is to achieve orderly development of manufactured home and recreational vehicle parks, to promote and develop the use of land to assure the best possible community environment in accordance with the master plan of the city, and to protect and promote the health, safety and general welfare. Adequate protection shall be provided against any undesirable off-site conditions or any adverse influence from adjoining streets or areas. Throughout this division references and provisions relating to manufactured home parks shall also apply to recreational vehicle parks unless specifically noted.
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36	XX19, XX20, XX21 & XX22 ++++++
37	35-381 Manufactured Home And Recreational Vehicle Parks
38	(c) Arrangement of Building and Facilities
39	
40	(2) Stand Requirements
41	
42	The objective of the manufactured home stand requirements set forth in this division is to provide for the following:
43	
44	
45	A. Practical placement of a manufactured home on its stand by means of a car or conveyor truck.
46	
47	
48	B. Retention of the manufactured home on the stand in a stable condition and a satisfactory relationship to its surroundings.
49	
50	
51	XX22 C. Practical removal of the manufactured from the lot by means of a car, conveyor truck, or other customary moving equipment.
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1	35-382 Miniwarehouses	1
2		2
3		3
4	(f) All building elevations shall be of finished quality.	4
5		5
6		6
7	35-388 Radio, Television Antenna, and Wireless	8
8		9
9		10
10	(b) Radio and Television Antenna	11
11	(1) Height.	12
12		13
13	xx24 The height of an antennae shall be the total maximum to which it is capable of being	14
14	raised and shall be measured from the finished grade adjacent to the antenna or antenna	15
15	support structure if ground-mounted or from the peak of the roof if roof-mounted.	16
16	Antennae within nonresidential districts shall comply with the height and setback	17
17	requirements for the particular district. Further, All antenna and antenna support	18
18	structures shall comply with the height restrictions of the joint airport and airport hazard	19
19	zoning regulations, of this Article. All antenna and antenna support structures shall	20
20	comply with the height restrictions of the joint airport and airport hazard zoning	21
21	regulations, Division 4 this chapter, (35-331 Airport Hazard Overlay District (AHOD)).	22
22		23
23	(d) Wireless Communication Systems	24
24	(5) HDRC Review.	25
25		26
26	xx25 Antenna support structure towers are prohibited if they are: within two hundred (200) feet	27
27	of the San Antonio River; or within two hundred (200) feet of a historic landmark; or within	28
28	two hundred (200) feet of a historic district or River overlay district; or within a historic	29
29	district or River overlay district. In conjunction with consideration by the zoning	30
30	commission the application for city council approval may be presented to the Historic	31
31	Design and Review Commission (HDRC) if the antenna support structure is located	32
32	within two hundred (200) feet of the Riverwalk or within a historic district.	33
33		34
34	(e) Wireless Communications Systems permitted by Right	35
35		36
36	xx26 (4) The historic preservation officer shall review the permit request if the proposed	37
37	wireless communication system is located within two hundred feet (200) of the	38
38	Riverwalk or within a historic district. The permit request may be presented to the	39
39	Historic Design and Review Commission (HDRC) for a recommendation if the	40
40	antenna support structure is located within two hundred (200) feet of the	41
41	Riverwalk or a historic landmark or within a historic district.	42
42		43
43	(f) Wireless Communication Systems in Public Right-of-Way	44
44	(1) Generally.	45
45		46
46	xx27 A. City Public Service electrical substations and power generation plants shall be	47
47	reviewed by the historic and design review commission if they are within two	48
48	hundred (200) feet of the river overlay district, or if they are two hundred (200)	49
49	feet of a historic landmark, if they are within two hundred (200) feet of a historic	50
50	district, or if they are within a historic district.	51
51		52
52	B. The requirements set forth in subsections (d)(1), (d)(3), and (d)(5) of this part are	53
53	met, subsection (d)(6) shall not apply to city public service electrical substations	54
54	and power generation plants.	

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2	(f) Wireless Communication Systems in Public Right-of-Way
3	(4) Prohibitions Regarding the River Walk, Historic Landmarks, and Historic
4	Districts.
5	
6	xx28 Wireless communication towers shall be prohibited in all zoning classifications if the
7	land, structures, rights-of-way or easements are owned, leased or used by the city of
8	San Antonio, San Antonio Water system, or City Public Service and are within two
9	hundred (200) feet of the river overlay district, or are within two hundred (200) feet of a
10	historic landmark, or are within two hundred (200) feet of a historic district, or are in a
11	historic district. The historic preservation officer shall review the permit request and if the
12	proposed wireless communication system is located within two hundred (200) feet of the
13	Riverwalk or within a historic district.
14	
15	
16	35-389 Relocation of Buildings and Structures
17	
18	xx29 (c) Certificates of Occupancy
19	
20	In cases in which structure relocations are permissible, certificates of occupancy shall not
21	be issued by the director of development services until all applicable provisions of (a)
22	above and Chapter 6, Article VII of the City Code and all other applicable requirements
23	for issuance of certificate of occupancy required by deferral, and state law and city
24	charter and ordinances are complied with.
25	
26	xx30 *****
27	35-395 Temporary Uses
28	
29	xx30 (e) Religious meetings.
30	
31	Tent and open air church revivals or meetings may be permitted in nonresidential districts
32	for a maximum period of thirty (30) days between the hours of 8:00 a.m. and 10:00 p.m.
33	
34	(e)(f) Tents
35	
36	Tents used for special events may be permitted for a period not to exceed one
37	(1) week.
38	
39	
40	xx31 *****
41	
42	xx31 35-397 Temporary Common Worker Employer
43	
44	Temporary common worker employer shall comply with the following requirements.
45	
46	(a) Hours of operation shall be limited to the period between 6:00 a.m. and 10:00
47	p.m.
48	
49	(b) A sign shall be prominently displayed on the front of the establishment identifying
50	the hours when workers may apply for jobs.
51	
52	(c) The establishment shall provide an indoor waiting area large enough to
53	accommodate the maximum number of workers congregating on the premises at
54	any one time.

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(e) The establishment shall not permit any loitering on the premises and shall maintain the outside yard area free of trash, litter, and graffiti.

(d) The establishment shall provide indoor restroom facilities for the workers.

35-3987 to 35-399 Reserved

xx32, xx33 & xx34 ++++++
35-413 PUD Plan

(a) Public Hearing.

Upon submission of the PUD plan, the director of planning shall distribute copies to appropriate city departments and agencies for review. Upon receipt of all required items and reviews, the director of planning shall schedule a public hearing by the planning commission on the proposed plan and shall provide written notice of the hearing to the owners of real property lying within two hundred (200) feet of the PUD boundaries. The notice shall be mailed at least ten (10) days prior to the public hearing date.

(b) Plan Approval.

After the public hearing the commission may approve the plan as submitted, amend and approve the plan as amended, or disapprove the plan. If approved, the plan with any amendments shall be signed by the chairman and secretary of the commission. A copy of the approved PUD plan shall be distributed to the director of building inspections and other appropriate departments/agencies for use in issuing permits.

(c) Plan Changes.

Alterations to a PUD plan shall be classified as either substantial or nonsubstantial amendments. Nonsubstantial amendments may be approved by the director of planning. Substantial amendments shall be considered by the planning commission following the same procedure required for the initial approval of the plan, including payment of the plan review fee. The following criteria shall be used to identify a substantial amendment:

(1) A change which would include a land use not previously permitted under the approved PUD zoning.

(2) A change which would alter the land use type adjacent to a PUD boundary.

(3) A change which would increase the overall density of the PUD by more than ten (10) percent. However, in no instance may the overall density of the PUD exceed that permitted by the base zoning district.

(4) A change which the director of planning determines would significantly alter the general character or overall design of the plan.

xx35 through xx38 ++++++
35-421 Zoning Amendments
(e) Approval Criteria

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(7) Right-of-way dedication.

A. When considering a rezoning request initiated by a property owner, the city council may require right-of-way dedication along major thoroughfares and streets which do not meet the minimum right-of-way standards established by Article IV of this chapter. Right-of-way dedication shall be required when the rezoning will change the street classification or increase the amount of traffic on the major thoroughfare or street based on the maximum intensity of the uses permitted in the existing and requested zoning districts.

B. A change from either temporary or permanent R-4, RM-4, R-5, R-6, R-20 or MH, to a multiple family residence, business, industrial, business park, or entertainment district zoning classification shall constitute prima facie evidence that an increase in traffic shall occur and require right-of-way dedication. The property owner shall have the right to introduce evidence to the zoning commission and city council to show that the zoning change will not increase traffic; however, the evidence must be based on all uses permitted in the requested zoning classification, not solely on the proposed use of the property.

C. The city council may require right-of-way dedication in other zoning changes as traffic and street conditions may warrant.

D. The requirement for right-of-way dedication shall not be construed as a condition precedent to the approval of a change in zoning, but shall be a condition precedent to the granting of a building permit and/or certificate of occupancy.

(7)(8) Other Factors.

The city council may consider any other factors relevant to a rezoning application under Texas law.

35-422 Conditional Zoning Criteria

XX39 *****

(5) "QD" Special Use Permits

In considering a request for a special use permit for "QD" zoning, the zoning commission may also recommend the application of any or all of the development constraints provided for in section 35-350(c) and 35-350(d) of this chapter as well as require more stringent adverse effects control than is required by section 16-405 of this code.

35-422 Conditional Zoning

XX40 *****

(j) "SUP" Suffix Designation

Special use permits granted prior to the effective date of this ordinance shall be re-designated from a suffix of "SUP" to suffix of "ESUP" (existing special use) to distinguish those properties from new special use permits to be designated by the suffix "SUP".

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35-423 Specific Use Authorization

(d) Decision Conditions.

C. At the time of granting special approval for athletic fields in residential, office or light commercial zones, the council may limit the duration of such use to a time period of not less than two (2) years, so that upon completion of such period as so established by the council, the use of property for such purpose must cease, unless a new special approval is granted by the council after following the same procedures involving notices and hearings as was followed originally and after receipt of recommendations from the zoning commission and a report from city staff concerning violations of any conditions or detrimental effects the use has had on adjacent property.

XX42 *****

35-430 Applicability & General Rules

(a) Subdivisions Subject To This Section

(1) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of the city who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out a suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. The division of a tract of land for any of the purposes specified herein does not require a transfer of title of all or part of the tract.

XX42 The owner of a tract of land situated within San Antonio's corporate limits or extraterritorial jurisdiction shall cause a plat to be made thereof upon a request for utility service or a building permit; or upon dividing the tract in two (2) or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts unless a specific exception to such requirement is provided for in section 35-430(c). A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance, or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five (5) acres, where each part has access and no public improvement is being dedicated. For purposes of this subsection, access shall mean a minimum frontage of twenty (20) feet on a platted public or private street.

1	35-430 Applicability & General Rules	1
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3	(a) Subdivisions Subject To This Section	3
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6	(3) The above notwithstanding, this should not be construed as a limitation to the city's ability to require platting under Section 212.004 of VTCA, Local Government Code, when the city has substantial evidence that land is being subdivided in the manner set out in Section 212.004 of VTCA, Local Government Code. In such an instance, however, the specific exceptions set out in Subsection (b) herein shall remain applicable.	10
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13	The City of San Antonio typically becomes aware that a division of land has occurred after the fact.	17
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17	35-430 Applicability & General Rules	21
18		22
19	(c) Plat Exceptions	23
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21	(10) The land for which a building permit or utility service is being requested is a lot or remaining portion of a lot previously platted under the jurisdiction of the county or city.	25
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26	35-431 Letters of Certification	30
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28	(b) Initiation	32
29	(2) Referral.	33
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45	35-432 Procedures for Subdivision Plat Approval	49
46	(c) Completeness Review for Plat Approval	50
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49	xx46 (2) Review and Acknowledgement	53
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51	No plat shall be considered filed until review and acceptance of the Master Development Plan is completed.	
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(d) Decision
(3) Withdrawal of Application.

Once filed with the reviewing agency, a plat may be withdrawn provided that a written notice of withdrawal stating the reasons for the request is submitted to the director of development services. The thirty (30) day time limitation shall cease on the date that the notice is received by the director; however, the director may elect to present a withdrawal request to the planning commission for consideration. A plat application shall be void for all purposes if it is withdrawn by the applicant.

35-433 Development Plat Approval Criteria

The city adopts the following general plans, rules, and ordinances to govern development plats of land within the city and its extrajurisdiction to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city.

- (1) The city's Master Plan, including all of its component plans.
(2) City Public Service's plans and regulations pertaining to the extension of electric and gas service.
(3) San Antonio Water System's Waterworks Master Plan.

- (4) The Unified Development Code (Chapter 35 of the City Code).
(5) Any applicable watershed Master Drainage Plan adopted by the city.

35-481 Appeals to Board of Adjustment Initiation

Special exceptions may be granted for the following uses subject to the conditions specified. The granting of the special exceptions may be revoked if the conditions specified for each special exception are not maintained at all times.

A. Noncommercial parking lots. Surface parking lots for nonresidential uses may be permitted in residential zoning districts subject to the conditions listed below.

1. The parking lot shall be used only for the noncommercial parking of private motor vehicles of customers and employees. All other uses, including but not limited to the following, are prohibited: The sale, display, storage, repair, servicing, or dismantling of any vehicles, equipment, or merchandise.

2. The parking of vehicles awaiting repair or service.

3. The parking of trucks over three-fourths (3/4) ton capacity).

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1	2	B.	Within the A, R-A, R-1, R-5, R-7, and R-8 districts, noncommercial parking lots may be authorized by the board of adjustment for only those uses permitted by right or which have received special approval of the city council within these districts.	3
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7	6	C.	The property on which the proposed parking lot is to be located shall be platted in accordance with Article IV of this chapter	7
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10	9	D.	The parking lot shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, or asphalt; and maintained in good condition. The parking lot shall be kept free of weeds, litter, and debris.	10
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14	13	E.	Individual parking spaces shall meet the minimum size requirements of Division 6, 35-526 of this article.	14
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17	16	F.	No advertising signs shall be permitted on the lot other than signs indicating the owner or lessee of the lot and providing parking instructions. Sign lettering shall be limited to a maximum height of six (6) inches.	17
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22	21	G.	The parking lot shall not encroach within the front yard setback and shall maintain a minimum setback of ten (10) feet along all other perimeter adjacent to public streets or residential zones. The board of adjustment may vary the setbacks as necessary to protect the residential neighborhood. Barriers shall be installed to prevent parking within the required setback areas.	22
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29	28	H.	Parking lot driveways shall be located to minimize interference with residential traffic. If a parking lot abuts two streets of different classifications (e.g., collector versus local street), access shall be restricted to the street with the higher classification.	29
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34	33	I.	Unless specifically authorized by the board of adjustment, the parking lot shall not be used between seven o'clock p.m. and seven o'clock a.m. If authorized to be used at night, the lot shall be properly and adequately lighted. The standards to which the lights are affixed shall not exceed fifteen (15) feet in height and the lighting shall be confined within the boundary lines of the parking lot. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.	34
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42	41	J.	Landscaping.	42
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1	ii.	In addition to the setback areas, an additional ten (10) square feet of landscaped area shall be provided and maintained for each parking space over twenty-five (25) spaces. This additional landscaped area shall be distributed in islands and medians throughout the interior of the parking lot and shall be protected with barriers to prevent damage from vehicles.	6
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8	iii.	Required landscaped areas shall be provided with either an underground irrigation system or a water connection within one hundred fifty (150) feet of all landscaping.	10
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12	K.	The lot shall be provided with a masonry wall or other adequate screening not less than three (3) feet nor more than six (6) feet in height at all lot lines fronting upon or adjoining a residential district. However, the board of adjustment may require such masonry wall or other adequate screening at points other than the property line if it determines such location provides more protection to the neighborhood. The screening or masonry wall shall in all cases surround the parking lot. On a corner lot, the wall or screening shall be erected back of the area designated by this chapter for corner visibility. Wheel guards shall be installed and maintained above ground at all such walls or screening to prevent vehicles from making contact with the walls or screening.	22
23			23
24	L.	Application for a noncommercial parking lot shall be filed by the owner, lessee, or authorized agent with the department of development services. The application shall be accompanied by a site plan drawn to scale depicting the parking lot layout, proposed driveways, and all landscaping.	24
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30	M.	Granting of a special exception for a noncommercial parking lot shall be for a definite period of time not to exceed four (4) years, and only after notice and a public hearing as provided in this article for appeals to the board of adjustment. In granting a special exception, the board of adjustment may require the noncommercial parking lot to conform to such other conditions as the board may deem necessary to protect the character of the zoning district in which the lot is located.	30
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38	N.	Prior to actual use of a noncommercial parking lot, the owner or lessee shall obtain a certificate of occupancy from the department of development services to verify compliance with the conditions of the special exception. If a certificate of occupancy is not secured within six (6) months of the date of approval, the special exception shall be null and void and have no force or effect.	38
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45	O.	Noncommercial parking lots located in a historic district or landmark site shall conform to the regulations of Article VI Historic Preservation and Urban Design of this code and shall require approval of the parking lot plan from the board of review for historic districts and landmarks prior to construction.	45
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51	P.	Noncommercial parking lots authorized prior to April 1, 1989 shall comply with the conditions imposed at the time of their approval; however, their certificates of occupancy shall expire on the date of their approval in 1993. The director of the department of development services shall notify the owner/lessee of these previously authorized lots and advise them	51
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1	that their special exception must be renewed as required by subsection (2)M. above.
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4	(3) Relocation of any buildings and structures, subject to the following conditions:
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6	A. Each house must be comparable in size, in quality of construction and in condition to the average of other houses in the area.
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9	B. The applicant will comply with Chapter 6, Article VII of this Code and with other applicable codes and ordinances.
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12	C. The use will conform to such other conditions as the board may deem proper in harmony with section 35-3043 hereof.
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15	D. Permits may be granted under this subsection for buildings which the city's fine arts commission has found to have historic and/or architectural significance and where said commission has made a favorable recommendation as to the relocation site. Such exceptions shall contain appropriate conditions as to repairs to be made. Provisions of other codes of the city or of other chapters of this Code shall not be waived.
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22	Beauty shops and barber shops may be permitted in all residential zones established by this chapter subject to the following limitations, conditions and restrictions:
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26	A. A site plan shall be submitted indicating the size and location of all structures on the property. In addition, photographs of the structure in which the beauty shop or barbershop is to be located shall be submitted.
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30	B. The residential architectural appearance of the structure shall not be changed to that of commercial, although a separate entry for the beauty shop or barbershop shall be permitted.
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34	C. Signs advertising the beauty shop or barbershop are not permitted, but a nameplate not exceeding one (1) square foot is permitted when attached flat to the main structure.
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38	D. The beauty shop or barbershop shall be located within the main structure on the lot and shall not utilize more than twenty-five (25) percent of the gross floor area of the first floor. In the case of a beauty shop in a duplex, the twenty-five (25) percent gross floor area shall be calculated on one (1) living unit of the duplex. In the case of a beauty shop in an apartment unit the board shall determine the area to be used for said operation.
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45	E. The beauty shop or barbershop shall be limited to a one (1) operator shop.
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48	F. No person not residing on the premises may be employed in the operation of the beauty shop or barbershop.
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51	G. Hours of operation shall be regulated by the board and shall be specified in the minutes of the case.
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54	H. That such use will not be contrary to the public interest.
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1. Granting of the permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed two (2) years, and only after notice and hearings as provided in this chapter for appeals to the board of adjustment.

(5) Radio and television antennas. In any residential zoning district, antenna locations and heights other than those authorized by section 35-388 may be permitted subject to the following criteria:

A. The applicant must demonstrate that compliance with section 35-388 of this chapter would preclude effective communication and furthermore, such ineffective communication involves factors beyond the control of the applicant.

B. The applicant must comply with all of the requirements of section 35-388.

C. In determining the location or height to be permitted, the board of adjustment shall consider the mass of the antenna, the nature of the materials and design of the antenna, the location of the antenna in relation to setback lines, adjacent properties and power lines, the presence of screening structures or landscaping, and the visual impact of the antenna on adjacent properties and public rights-of-way.

xx49b 35-481 Appeals to Board of Adjustment Initiation (b) (7) Time Limit for Appeal.

xx49b The board of adjustment shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. Appeals to the zoning board of adjustment from any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter shall be made within thirty (30) days after such order, requirement, decision or determination by filing with the director of the department of development services and with the board of adjustment a notice of appeal.

xx50 35-481 Appeals to Board of Adjustment (e) Appeal from Board of Adjustment

xx50 An appeal from a board of adjustment decision shall be filed pursuant to VTCA Local Government Code § 211.011(b).

xx51 35-481 Appeals to Board of Adjustment (f) Postponement of Case

1	In the event the zoning board of adjustment postpones a case at the applicant's request, after notices has been given; the hearing will not be rescheduled until the postponement fee specified in Exhibit C has been paid by the applicant.
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6	xx52 through xx58b ++++++
7	35-482 Zoning Variances
8	(e) Approval Criteria
9	No variance shall be granted unless:
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12	1. the variance is not contrary to the public interest; and
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14	2. due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship; and
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16	3. by granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.
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20	4. such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.
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24	5. such variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.
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27	6. such variance will not alter the essential character of the district in which it is located or the property for which the variance is sought.
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30	7. such variance will be in harmony with the spirit and purposes of this chapter.
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32	8. the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.
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38	9. the variance will not substantially weaken the general purposes of this chapter or the regulations herein established for the specified district.
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41	10. the variance will not adversely affect the public health, safety or welfare of the public.
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44	11. property that is not properly platted shall be subject to the condition that plating shall be accomplished prior to the variance taking effect
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48	xx59 & xx60 ++++++
49	35-504
50	Stormwater Management
51	The purpose of this section is to provide adequate measures for the retention, detention and distribution of stormwater in a manner that minimizes the possibility of adverse impacts on both water quantity and water quality during development.xx59 Innovative runoff management practices designed to meet the provisions of the UDC, enhance the recharge of groundwater, and maintain the function of critical environmental features are
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encouraged. xx60 The city recognizes that watercourses and their associated watersheds within the city of San Antonio's jurisdiction represent significant and irreplaceable recreational and aesthetic resources and contribute to the economic and environmental health of the city. In addition, all of the watersheds within the city are vulnerable to concentrated surface water runoff, disturbance of wildlife habitat, nonpoint source pollution and sedimentation resulting from development activities and should be developed in a sensitive and innovative manner.

xx61, xx62 & xx63 ++++++

35-504 Stormwater Management (e) Site Design and Grading

(1) All land disturbing or land filling activities or soil storage shall be undertaken in a manner designed to minimize surface runoff, erosion and sedimentation, and to safeguard life, limb, property and the public welfare in accordance with the NPDES (TPDES) construction site regulation ordinance, No. 94002, as amended, and the document entitled "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices," by Michael E. Barrett, Ph.D., P.E. Center for Research in Water Resources, Bureau of engineering Research, University of Texas at Austin, (RG-348, June 1999), which documents are hereby incorporated by this reference.

(2) Erosion and sedimentation controls in accordance with the specifications established by the director of public works in compliance with the National Pollution Discharge Elimination System permitting requirements for the city are required.

(3) Projects shall not be considered complete until restoration has been made in accordance with NPDES requirements.

(4) Where possible, multiple uses of drainage facilities and open space shall be incorporated by the owner or developer of a new subdivision. Alternative uses such as public recreation, horse/bike/hiking trails, walking paths, nature preserves, wildlife habitat areas, etc. are encouraged subject to the approval of the director of public works.

(5) A note must be placed on the plat for residential lots, which states that finished floor elevations must be a minimum of eight (8) inches above final adjacent grade. A grading plan shall be prepared and submitted to the city of San Antonio, which indicates typical lot grading for all lots in the subdivision using typical FHA lot grading types (A, B & C). A more detailed grading plan is also acceptable. No more than two average residential lots may drain onto another lot unless a drainage easement is dedicated to contain the runoff.

xx64 ++++++

35-504 Stormwater Management (d) Drainage easements / Rights-of-way

(3) Natural Watercourses or Floodplains.

Easements for natural watercourses shall be the 100-year floodplain or the 25-year plus freeboard (see Table 504-9 of this Section) whichever is greater. In floodplain areas

where ongoing maintenance is required or the floodplain will be reserved for use by the public, the drainage easements shall be maintained by a public entity and the property shall be dedicated to the city as a multi-use drainage easement. A drivable access way shall be provided in floodplain easements for the length of the easement when regular maintenance of the floodplain is required. Division of stormwater away from the natural watercourse will not be allowed except within the boundaries of the property controlled by the developer, provided that the diverted water is returned to the watercourse within which it would naturally have been flowing prior to leaving the developer's property. An analysis of the timing of the diverted hydrograph on watersheds greater than twenty (20) acres, as it reenters the receiving watercourse, must be performed to show that the peak flowrate in the receiving watercourse has not been increased as a result of the diversion.

35-506 Transportation and street Design
(a) Applicability
XX65 +++++
D. The owner of any tract of land situated within the corporate limits or the extrajurisdictional jurisdiction of San Antonio who is required to file a plat shall provide street right-of-way dedication as required by this article.

35-506 Transportation and street Design
(a) Applicability
XX66 +++++
(2) Building Permit Requirements.
E. Variance

A variance to the requirements of this section may be granted by the planning commission if the commission finds that there are special circumstances or conditions unique to the land involved, such that strict application of these requirements would be unreasonable and the granting of the variance would not be detrimental to the public health, safety, or welfare. Application for a variance shall be submitted in writing to the director of planning accompanied by the variance fee specified in Exhibit C to this chapter and an eight and one-half by eleven (8 1/2 X 11) inch site plan indicating the location of the variance request and the location of existing sidewalks and curbs within a two thousand (2,000) foot radius.

35-506 Transportation and street Design
(b) Improvements Required
XX67 & XX68 +++++
(2) Street Layout

The arrangement, character, extent, width, grade and location of all streets shall conform to the Master Plan and the Major Thoroughfare Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and in their appropriate relation to the proposed uses of the land to be serve by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood development.

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2	(3) Standard Street Cross Sections
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4	The subdivider shall develop the streets for the subdivision in accordance with the
5	minimum standards in Section (d) following.
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8	xx69 through xx71 ++++++
9	35-506 Transportation and Street Design
10	(d) Cross-Section and Construction Standards
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12	(11) Safety Lanes
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14	xx69 A. Safety lanes shall be required when the planning commission determines that
15	adequate access for safety is not provided within or into the subdivision. The
16	planning commission shall consider the recommendations of the fire chief and/or
17	police chief of the city in making their determinations. These additional safety
18	lanes shall be delineated and designed as safety lanes on the appropriate plat(s)
19	required by this chapter. The design standards and construction specifications of
20	safety lanes shall be one of the following:
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22	1. In accordance with the safety lane standards and specifications
23	described in Exhibit A.
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25	2. An unpaved, all-weather surface and base with a minimum width of
26	twenty (20) feet capable of supporting heavy vehicles, e.g., fire-fighting
27	apparatus, and meeting with the approval of the director of public works.
28	
29	xx70 B. All private safety lanes shall be owned and maintained by a corporation.
30	community association, or other legal entity as established for this purpose. The
31	legal entity shall provide the city with written permission for access at any time
32	without liability when on official business, and further to permit the city to remove
33	at any time any and all obstructions of any type in safety lane and to assess the
34	costs of removal to the owner(s) of the obstruction.
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36	xx71 C. The city shall not be liable for damage to underground utilities beneath
37	designated safety lanes caused by heavy city vehicles.
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39	xx72 ++++++
40	35-506 Transportation and Street Design
41	(e) Connectivity
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43	(2) Projecting Streets.
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45	xx72 If a tract is subdivided into parcels larger than ordinary building lots, such parcels shall be
46	arranged to allow the opening of future streets and logical further subdivision.
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49	xx73 & xx74 ++++++
50	35-506 Transportation and Street Design
51	(g) Dedication of Arterial
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53	xx73 (4) Arterial Streets

Where a primary or secondary arterial street, as shown on the Major Thoroughfare Plan, traverses or is contiguous with an area being platted, such primary or secondary arterial street shall be platted in the location and of the width indicated by the requirements of the Major Thoroughfare Plan and these regulations. In no event shall an area be platted so as to leave a narrow strip of land which is unsuitable as a building site, unmarketable, or undevelopable (as these terms are commonly known) and which is excluded from plating for the purpose of circumventing these requirements.

(5) Marginal Access Streets

Marginal access streets should be located parallel to and adjacent to an arterial street.

xx75 35-506 Transportation and street Design

(h) Street Names & Signage

(5) Street Name Changes

Requests for street name changes within the city limits shall be submitted to the city clerk. An application processing fee as specified in Exhibit C shall be paid to the director of development services for each street name change request prior to consideration of the request by the city council. Additionally, an installation fee as specified in Exhibit C for each sign that needs to be changed per each street intersection shall also be paid prior to the city council consideration. The installation fee shall be refunded if the request is not approved.

xx76 35-506 Transportation and street Design

(j) Private Streets

(6) Parking on Private Streets

Parking on private streets shall be prohibited on any private street less than twenty eight (28) feet in width and if utilized on streets thirty (30) feet wide or wider, it must be clearly distinguishable from the movement lanes.

xx77 35-506 Transportation and street Design

(r) Access and Driveways

(2) Single-Family Residential Subdivisions.

A. xx77

Where a subdivision abuts a major thoroughfare, lots for single-family residential use in the ETJ or in residential zoning districts shall not front on the thoroughfare, the sole exception shall be lots greater than one (1) acre in size which provide for permanent vehicular turn around on the lot to prevent backing onto the thoroughfare and this restriction should be noted on the plat. Access points which would permit vehicular access to such lots less than one acre in size from the thoroughfare shall be prohibited. However, if conditions are such that vehicular access to such lots cannot be provided other than from the collector or arterial street, the director of development services may permit the creation of a

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marginal access street or easement to serve two (2) or more lots. The marginal access street or easement shall be designed to permit entry to the thoroughfare without requiring a motorist to execute a backing maneuver. Marginal access streets or easements shall be included on the subdivision plat.

B. Marginal access streets

Where the subdivider furnishes a marginal access street on the subdivision side of a primary or secondary arterial, he shall not be required to furnish any pavement, curbs, or sidewalks for the primary or secondary arterial.

xx78 **35-507 Utilities** **+++++**

(d) Water, Wastewater and Recycled Water Systems

(1) Generally.

All subdivisions within the city and its extraterritorial jurisdiction shall be provided with water and wastewater systems. Water, waste water recycled water systems shall be installed in accordance with the utility service provider's "utility service regulations."

The regulation for water service, system extension, and service line installation adopted by the applicable utility provider and the criteria for water supply and distribution in the city and its extraterritorial jurisdiction are hereby adopted as a part of the city planning area subdivision regulations and are on file in the office of the city clerk.

xx79 **35-507 Utilities** **+++++**

(d) Water, Wastewater and Recycled Water Systems

(4) Unsewered Lots.

Where an organized sanitary sewer collection system is not provided, the lot size shall be determined in accordance with the requirements of the Bexar County Commissioners "Court order "Regulating and Licensing of Private Sewage Facilities," and shall be approved by the county director of public works prior to approval by the planning commission. Planned unit developments shall not be permitted with septic tank system installations unless approved by the county director of the public works. If approved, the septic tank system shall serve only one (1) lot and shall be located on that lot.

xx80, xx81 & xx82 **35-507 Utilities** **+++++**

(h) Municipal Utility Districts

(1) Policy

The stated policy of the City of San Antonio as contained in Resolution Number 86-29-83, passed by the city council on June 26, 1986, is to discourage the formation of municipal utility districts or other special districts. It is prudent for the city to consent to the creation

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of such districts under certain circumstances. The city's goal is to limit the extent of its financial liability in all such cases.

(2) Guidelines.

The city manager and the city staff are hereby authorized to enter into negotiations for consent agreements which the promoters of proposed districts when such consent is in the city's best interests. The city council hereby adopts the following guidelines and negotiation goals for developing such agreements.

A. Developer shall secure the wastewater discharge permit.

B. Developer shall establish costs for a state approved municipal water system.

C. A limit shall be set on the dollar amount of the bonds issued.

D. Developer's contribution shall be increased beyond the thirty (30) percent set in the Texas Code.

E. A time limit shall be set on debt retirement.

F. Proceeds from bond sales are to be used only for water and sewer facilities.

G. An exofficio member of the municipal utility district board of directors is to be appointed by city council.

H. Thirty (30) days notice of proposed bond issue (sale) must be given to the city clerk.

I. A copy of the municipal utility district's annual report to the Texas Water Commission must be given to the city clerk.

J. The municipal utility district shall not provide water or wastewater service to any tract unless the planning commission has approved a plat for that tract and the plat has been recorded in the county deed records.

K. The municipal utility district shall not provide services outside its boundaries unless specifically approved by city council.

L. No land may be annexed into a district without city council approval.

M. All right-of-way, public park land, utility and drainage easements must be dedicated to the district.

N. All development and public improvements within the district must conform to city codes and regulations; all plans and construction for public improvement projects must be approved by city inspectors.

O. Developer must run a financial feasibility analysis on the city model.

P. A limit shall be established on the amount allowed for a professional services contract.

(3) Negotiation Goals

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These negotiation goals are not meant to be all-inclusive and staff may amend as necessary in the city's best interests.

35-602 Administration **XX83** ++++++

(a) Notification of Affected Property Owners

Prior to historic and design review commission consideration of any property for historic designation, or removing or upgrading the designation of historic, as it applies to a district or landmark, the historic preservation officer shall send notice of the fact by mail to the owner or owners of affected property, stating reasons for recommendation. Upon passage of any ordinance designating as historic, or removing or upgrading the designation of historic, as it applies to a district or landmark, the city clerk shall send notice of the fact by mail to the owner or owners of affected property. This action shall be in addition to notice given prior to public hearing as set forth under the city's zoning code.

Property owners within a proposed historic district boundary shall be notified prior to historic and design review commission hearing on the historic district designation. Upon recommendation of the commission, the proposed historic district designation shall be submitted to the zoning commission for its review and recommendation. The zoning commission shall give notice, conduct its hearing, and make recommendations to the city council in the same manner and according to the same procedures as specifically provided in the general zoning ordinance of the City of San Antonio. In like manner, the city council shall give notice, follow the publication procedure, hold hearings, and make its determination in the same manner as provided in the general zoning ordinance of the City of San Antonio.

35-614 Demolition **XX84** ++++++

(b) Unreasonable Economic Hardship
(3) Criteria.

K. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his affidavit a statement of the information which cannot be obtained and shall describe the reasons why such information cannot be obtained.

35-614 Demolition **XX85** through **XX88** ++++++
(d) Documentation & Strategy

Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

1	xx85b	(2)	Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
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5	xx86	(3)	Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction are met, and the property owner provides financial proof of his ability to complete the project.
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12	xx87	(4)	When the commission recommends approval of a certificate for buildings, objects, sites, or structures designated landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies.
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17	xx88	(e)	Issuance of Permit
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19			When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies.
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28	xx89	(c)	Specifically excluded from this section is artwork in the museum collection of the San Antonio Museum of Art and the Witte Museum.
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34		(c)	Public Art Committee
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36	xx90	(9)	Relocation of artwork shall be done upon recommendation of the subcommittee to the commission after consideration of the appropriateness of the proposed new location for the artwork ensuring that the new site is properly prepared and landscaped as an appropriate setting for the artwork and, if need be, consultation with the artist of the artwork.
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45		(a)	Applicability
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49			The provisions of this section apply to any application for development approval in which the applicant claims an exemption from any provision of this chapter based on common law or statutory vested rights. Neither an expired nor a withdrawn plat application may be relied upon as a permit application for the assertion of vested, development or any other right or claim. If after the expiration or the withdrawal of a plat application the applicant wishes future plat approval of the subject property, a new plat application shall be filed. New application fees shall be required and a new plat number shall be assigned.
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35-712 Recognition of Vested Rights Derived From Texas Local Government Code Chapter 245

(b) Vested Rights Recognition Process

(3) Basis for Permit Rights

The following criteria will be used by the city in determining the existence of rights for projects initiated after September 1, 1997. The following permits may be relied on by a property owner or developer to establish permit rights for property that is the subject of the permit. Provided, however, a minor plat that plats only easements shall not confer any permit rights. The permit rights acquired in reliance on (1) of the types of permits indicated below will expire unless the action required to maintain permit rights is taken within the time frame indicated for each permit type.

A. Preliminary overall area development plan (POADP)

Permit rights will be recognized on the property which is the subject of a POADP that has been approved by the city planning department. The permit rights recognized for property located within an approved POADP will expire unless a final plat is approved within eighteen (18) months from the approval of the POADP that plats, at least eight (8) percent of the net area of the POADP area or that requires at least five hundred thousand dollars (\$500,000.00) in infrastructure expenses if the POADP is one thousand (1,000) acres or less or at least one million dollars (\$1,000,000.00) if the POADP is more than one thousand (1,000) acres. Further, the permit rights for property within an approved POADP will expire unless fifty (50) percent of the net area with the approved POADP is the subject of final plats or development within ten (10) years from the date of approval of the POADP. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the POADP has been platted or developed. Unless specific provisions to the contrary exist in an individual ordinance or city code provision, the filing of an amending POADP, plat or replat will not result in a loss of permit rights provided that the required area of acreage within the POADP platted or value of infrastructure expenses do not fall below the amounts indicated above as a result of the amendment or replat.

B. Plat Applications

Permit rights will be recognized on the property that is the subject of a plat application that has been filed with the city planning department, provided all necessary plating fees have been paid. The rights recognized for property located within such a plat application will expire unless the plat application is heard by and approved by the director of planning or the planning commission within eighteen (18) months from the date the plat application is filed with the city planning department.

C. Plats

Permit rights will be recognized on the property which is the subject of a plat that has been approved by the city planning commission or director of planning. The permit rights recognized for property located within an approved plat will expire unless the plat is recorded in the Bexar County Deed Records within three (3)

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years from the date of approval by the city planning commission or director of planning.

D. Building Permits

A building permit may be relied on as a basis for permit rights for property identified in the site plan submitted to the city as part of the building permit application. However, rights that are based on a building permit will expire unless construction authorized by the building permit is begun within six (6) months from the date the building permit is issued.

E. Permit Rights Conferred

Permits rights conferred by this section shall not extend beyond the time periods prescribed herein except by the granting of a variance from the time limits as provided herein. Under no circumstances shall the extension of a time limit extend the permit rights conferred herein except through the variance provision of this section.

XX94 & XX95 35-801 Board of Adjustment Findings of Fact

(k) Findings of Fact

(1) Power to Make Exceptions.

The zoning board of adjustment may make special exceptions to the terms of this chapter only as provided in Division 7 of Article III of this chapter; however, the board shall not grant a special exception unless it makes specific findings that:

A. The exception will be in harmony with the spirit and purposes of his chapter.

B. The public welfare and convenience will be substantially served.

C. The neighboring property will not be substantially injured by such proposed use.

D. The exception will not alter the essential character of the district and location which the property for which the exception is sought.

E. The exception will not weaken the general purpose of this chapter or the regulations herein established for the specific district.

(2) Record of Action

The above findings of the board shall be incorporated into the official minutes of the board meeting in which the special exception is authorized.

XX96 & XX97 35-B121 Subdivision Plat Application

(c) Contents

(19) Plat name. The term "planned unit development" shall be included in the name of each plat.

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20) Plat notation. A plat which includes common areas or facilities to be maintained by a community association shall be annotated with the following note:
"A legal instrument establishing a plan for the use and permanent maintenance of the common areas/facilities designated on this plat is being recorded on the same date as this plat"